

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-26 2015 NOVEMBER 18

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Polygon Development 276 Ltd.
900 – 1333 West Broadway
Vancouver, BC V6H 4C2
(Attention: Rene Rose)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)
- To:** CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines)
- 1.3 Address:** 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue
- 1.4 Location:** The subject site is located mid-block between Dunblane and Marlborough Avenues, north of Imperial Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The subject site is rectangular in shape, with approximate frontages of 80 m (263 ft.) on Dunblane Avenue and 60 m (197 ft.) on Marlborough Avenue, and a site area of approximately 5,022 m² (54,056 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 the construction of a single high-rise apartment building with townhouses fronting Dunblane and Marlborough Avenues.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of seven properties at 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue. The properties are occupied by seven residential buildings, including three 8-unit apartment buildings; one 11-unit apartment building; one three-storey fourplex (stratified); one two-storey duplex (stratified); and, one single family dwelling. The age and condition of the buildings vary.

All of the subject site's properties are zoned RM3 Multiple Family Residential District, with the exception of the property located at 6668 Dunblane Avenue. This property was rezoned to CD Comprehensive Development District (RM3) to permit the construction of the stratified residential fourplex in 2004 (Rezoning Reference #02-25).

The applicant for the subject rezoning also applied to rezone five properties directly north of the subject site in order to construct a 37-storey apartment building with ground oriented townhouses along Dunblane and Marlborough Avenues (Rezoning Reference #13-14), which has received Final Adoption from Council.

Directly to the south is a rezoning application to develop a 27-storey apartment building with street-oriented townhouses on Marlborough Avenue and a minor live-work component on Imperial Street.

To the west, across Dunblane Avenue are low-rise apartment buildings. To the northwest, across Dunblane Avenue, are three high-rise apartment developments with street-fronting townhouses for which Council has granted Final Adoption and are under construction: The "Met 1" (Rezoning Reference #10-29) – occupancy permit stage; "Met 2" (Rezoning Reference #12-15) – under construction; and, "The Park" (Rezoning Reference #13-17) – under construction.

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 high-density multiple-family residential development under the CD Comprehensive Development District, using the RM5s Multiple Family Residential District as a guideline. 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 's' category parking standard of 1.1 spaces per unit given its strategic location near the Metrotown and the 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 to rezone the subject site from the CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines) and RM3 Multiple Family Residential District to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and the Metrotown Town Centre Development Plan guidelines). The purpose of this rezoning is to facilitate the development of a high-rise apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues, with full underground parking.
- 4.2 In accordance with the CD (RM5s) District, the subject site would achieve a maximum residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The Legal and Lands Department will be requested to provide an estimate of value for the bonus density.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.
- 4.4 The undergrounding of existing overhead wiring abutting the subject site.
- 4.5 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.6 Due to the subject site's proximity to Imperial Street, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.7 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 The consolidation of the subject site into one legal parcel will be required.
- 4.10 The submission of an on-site Stormwater Management Plan will be required.
- 4.11 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.12 A detailed Solid Waste and Recycling 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 will be required.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

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.

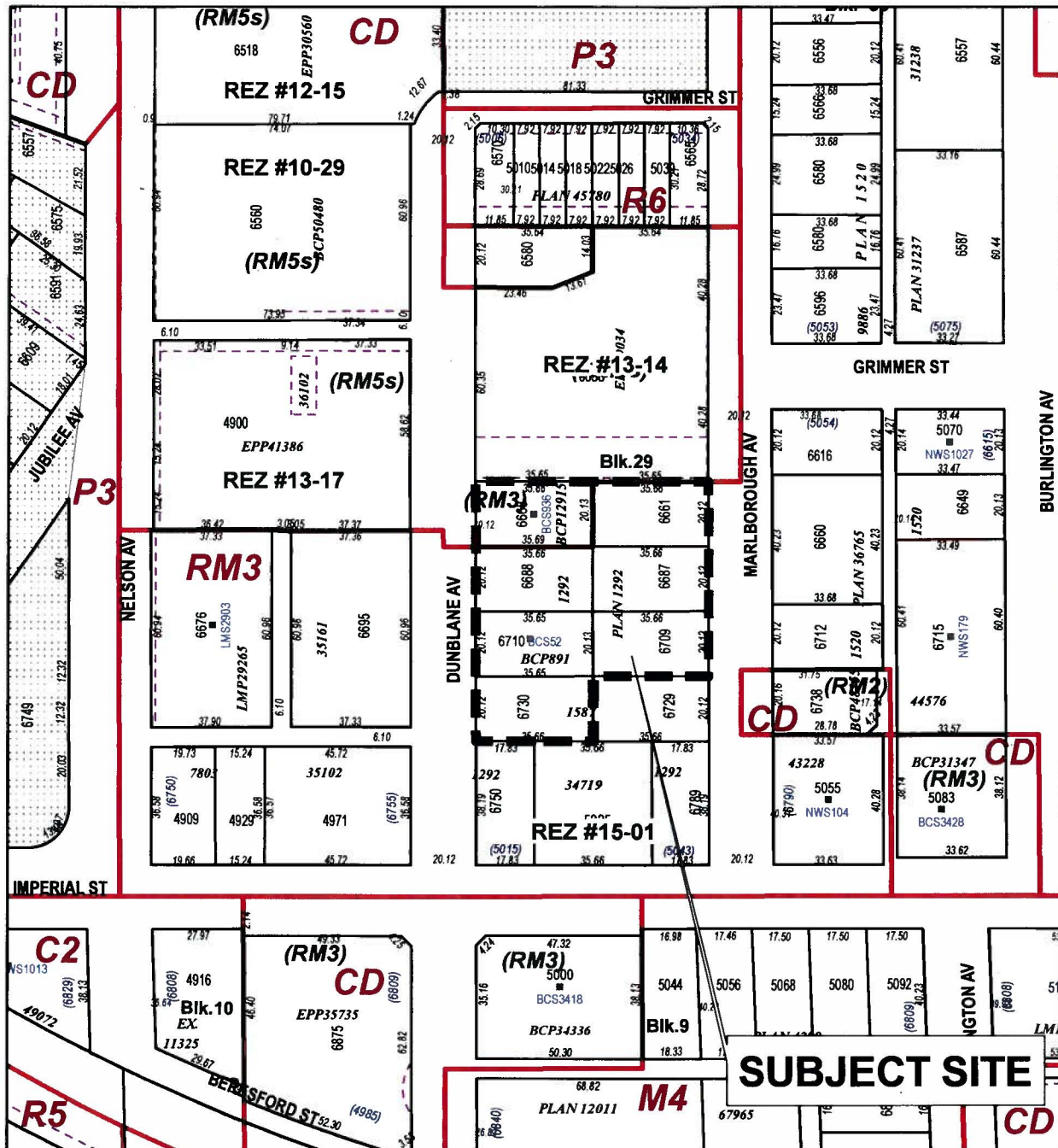
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Attachments

cc: Director Engineering
City Solicitor
City Clerk

REZONING REFERENCE #15-00026

SCHEDULE "A"

ADDRESS	LEGAL DESCRIPTION	PID
6668 Dunblane Avenue	Strata Lots' 1, 2, 3 & 4, DL 152, Group 1, NWD Strata Plan BCS936	026-045-877, 026-045-885, 026-045-893, 026-045-907
6688 Dunblane Avenue	Lot 20, DL 152, Group 1, NWD Plan 1292	003-085-872
6710 Dunblane Avenue	Strata Lot 1, DL 152, Group 1, NWD Strata Plan BCS52	025-473-107
6712 Dunblane Avenue	Strata Lot 2, DL 152, Group 1, NWD Strata Plan BCS52	025-473-115
6730 Dunblane Avenue	Lot 22, DL 152, Group 1, NWD Plan 1292	009-098-011
6661 Marlborough Avenue	Lot 8, DL 152, Group 1, NWD Plan 1292	002-667-410
6687 Marlborough Avenue	Lot 7, DL 152, Group 1, NWD Plan 1292	002-591-782
6709 Marlborough Avenue	Lot 6, DL 152, Group 1, NWD Plan 1292	012-059-978



PLANNING & BUILDING DEPARTMENT



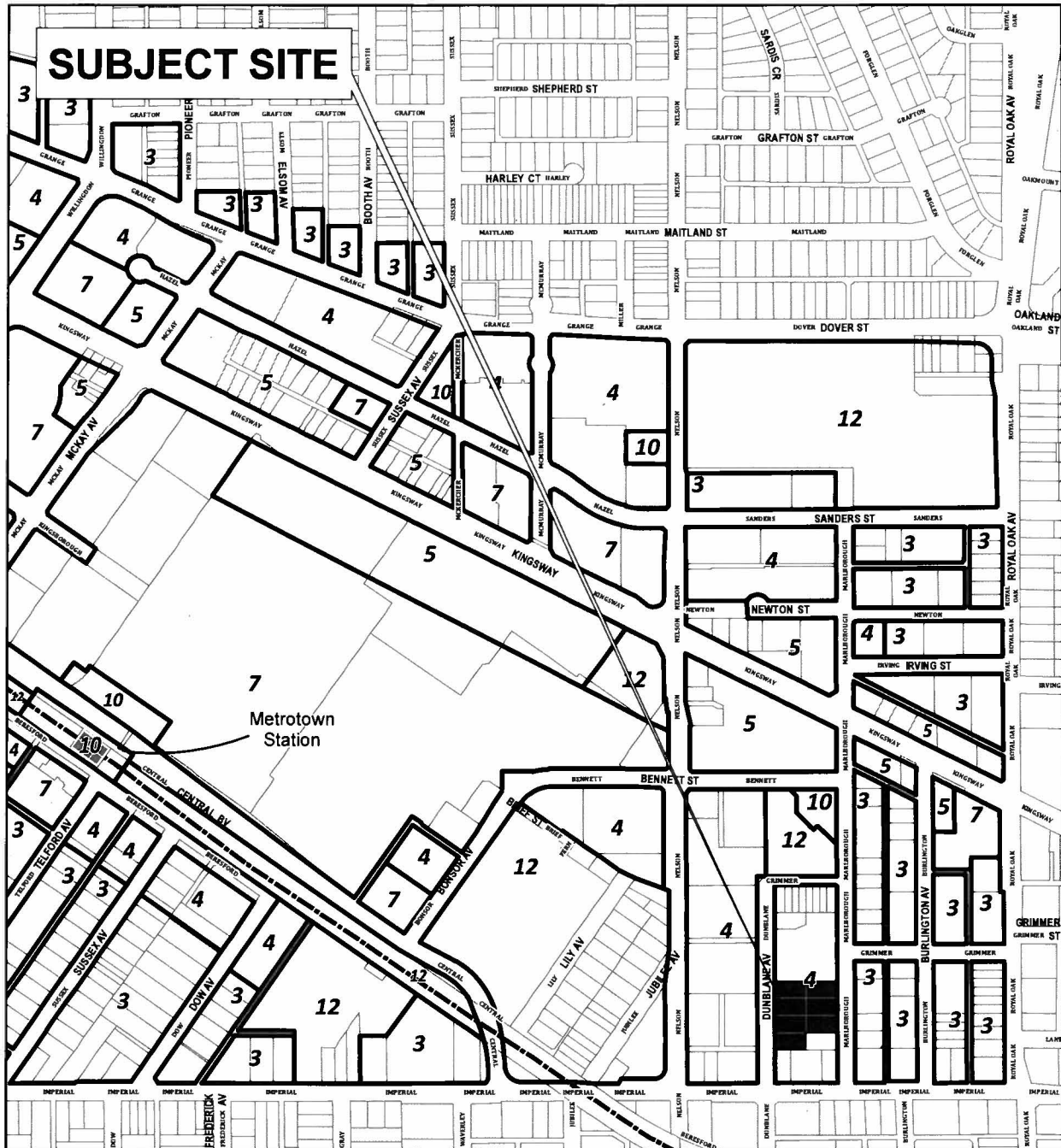
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NOV 16 2015

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REZONING REFERENCE #15-26
6668, 6688, 6710, 6712 AND 6730 DUNBLANE AVENUE
6661, 6687 AND 6709 MARLBOROUGH AVENUE

 Subject Site



2 Low Density Multiple Family Residential

3 Medium Density Multiple Family Residential

4 High Density Multiple Family Residential


5 Commercial

6 Medium Density Mixed Use

7 High Density Mixed Use

10 Institutional

12 Park and Public Use/Public School



City of Burnaby

Planning and Building Dept

Metrotown Plan

0 25 50 100
Meters

1:7,500



November 16, 2015

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, B.C., V5G 1M2

Via Email: jesse.dill@burnaby.ca

Attention: Mr. Ed Kozak

Re: **Rezoning Application**
6668/6688/6710/6730 Dunblane Ave & 6661/6687/6709 Marlborough Ave.

Dear Ed,

We are submitting a revised rezoning application for the above referenced properties, which now includes 6668 Dunblane Avenue. The application is to rezone the properties from the RM-5 District to a Comprehensive District (CD) zoning based on RM-5(s). We are applying for the Supplementary Community Benefit Bonus Density provided in the Metrotown Town Centre. We are proposing a base density of 3.4 FAR and an amenity bonus density of 1.6 for a total of 5.0 FAR. We would prefer to provide the value of the amenity bonus density as a cash contribution-in-lieu.

We are proposing to consolidate the properties into one 1.24 acre (54,056 sq.ft.) parcel and develop one 38 storey residential tower, plus two-storey cityhomes along the Dunblane Ave and Marlborough Ave street frontages for a total of approximately 253 units. The plan of development will address a superior urban design, public realm and architectural standard, as well as address the City's goals and objectives relating to transportation, the environment and social sustainability.

The development will be due south of Polygon's Midori development, and north of Amacon's proposed development pursuant to Burnaby Rezoning reference #15-01.

The seven lots presently house 37 older apartment rental suites within four buildings; 6661 Marlborough- 10 units; 6687 Marlborough-8 units; 6730 Dunblane-11 units; 6688 Dunblane-8 units; plus 6709 Marlborough-a vacant single family home, 6710 and 6712-owner occupied duplexes, and 6668 Dunblane-owner occupied fourplex.

The rezoning application form, Certificates of Title, Agents Authorization forms, and rezoning application fees have been submitted under separate cover.

POLYGON HOMES LTD.

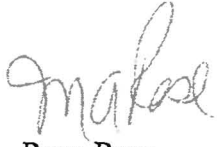
900 - 1333 West Broadway
Vancouver, British Columbia
V6H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

We look forward to your consideration of this preliminary rezoning application and working closely with the City of Burnaby on the design and approvals of this proposed residential development.

Yours truly,

POLYGON DEVELOPMENT 276 LTD.

A handwritten signature in dark ink, appearing to read 'Rene Rose', is positioned above the printed name.

Rene Rose
Senior Vice President Development

Encl.

Cc: Jesse Dill, Zeralynne Te, - Burnaby Planning