

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-49 2016 JANUARY 20

#### ITEM #3

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** IBI Group  
700 – 1285 West Pender Street  
Vancouver, BC V6E 4B1  
(Attn: Martin Bruckner)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 152, Group 1, NWD Plan 7803, Lots 1 & 2, DL 152,  
Group 1, NWD Plan 7803; Lot 53, DL 152, Group 1, NWD Plan  
35102
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple  
Family Residential District, C2 Community Commercial District and  
Metrotown Town Centre Plan guidelines)
- 1.3 Address:** 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street
- 1.4 Location:** The subject site is located on Imperial Street, between Nelson and  
Dunblane Avenues (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Imperial Street of  
approximately 80.6 m (265 ft.), a frontage on Nelson Avenue of  
approximately 36.6 m (120 ft.), a frontage on Dunblane Avenue of  
approximately 103.6 m (340 ft.), and an area of approximately  
5,434.7 sq. m (58,499 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 multi-family residential tower with street-  
oriented townhouses fronting Dunblane Avenue and live/work units  
fronting Imperial Street.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of four properties at 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street. The four properties that make up the subject site are all zoned RM3 Multiple Family Residential District. The properties are occupied by four older apartment buildings, which are described as follows:

- 6695 Dunblane Avenue: 38-unit, three-storey apartment building constructed in 1969;
- 4971 Imperial Street: 29-unit, three-storey apartment building constructed in 1969;
- 4929 Imperial Street: ten-unit, three-storey apartment building constructed in 1954; and,
- 4909 Imperial Street: seven-unit, three-storey apartment building constructed in 1950.

Directly to the north is a 27-unit stratified apartment building that was built in 1997. Also to the north are three high-rise apartment developments for which Council has granted Final Adoption and are under construction: “The Park” (Rezoning Reference #13-17) – under construction; the “Met 1” (Rezoning Reference #10-29) – Occupancy Permit stage; and, “Met 2” (Rezoning Reference #12-15) – under construction. To the east, across Dunblane Avenue, there are two active rezoning applications for development, including: a 37-storey apartment building with townhouses fronting the mid-block of Dunblane and Marlborough Avenues (Rezoning Reference #15-26); and, a 27-storey apartment building with street-oriented townhouses and a minor live-work component on Imperial Street (Rezoning Reference #15-01). To the west, across Nelson Avenue, is a mix of local commercial uses, community services and Bonsor Park Recreation Complex. To the south, across Imperial Street, there is a two-and-a-half storey mixed-use building constructed in 1955 and a new four-storey 42-unit apartment building 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 higher-density multiple-family residential development under the CD Comprehensive Development District, using the RM5s Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Plan as guidelines.

An amendment to the Metrotown Town Centre Plan is proposed to facilitate a live-work component, which is supportable given that Imperial Street is a busier road with commercially designated uses on the south side of the Street (designated by the adopted Royal Oak Community Plan). The live-work units would complete the mixed-use streetscape along Imperial Street while also respecting the character of the surrounding residential neighbourhood.

With respect to the RM5s Multiple Family Residential District, the ‘s’ zoning category carries an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural

expression. The subject site is 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 preliminary development concept is for a multi-family residential tower with street-oriented townhouses and live/work units fronting Imperial Street. An amendment to the Metrotown Town Centre Plan is proposed in order to include the live-work component, but it is considered minor and supportable given that it supports the existing and proposed commercial and mixed-use along the south side of Imperial Street (designated by the adopted Royal Oak Community Plan). It is noted that 6676 Nelson Avenue is large enough to redevelop in future, independent of the subject site; and given its relatively recent development, consolidation is not a requirement of this rezoning application.
- 4.2 In accordance with the CD (RM5s/C2) District, the subject site would achieve a maximum residential density of 5.0 FAR. The Legal and Lands Department will be requested to provide an estimate of value for the residential density of 1.6 FAR amenity density bonus, and for a portion of the east/west lane that is proposed to be closed and included in the consolidated development site.
- 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 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.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 The submission of a Green Building strategy for the subject site will be required.

- 4.10 Submission of a tenant assistance plan in line with the Council adopted Tenant Assistance Policy will be required.
- 4.11 Closure of a portion of the east/west lane and the consolidation of the subject site into one legal parcel will be required.
- 4.12 The submission of an on-site Stormwater Management Plan will be required.
- 4.13 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.14 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.15 The provision of an approved on-site residential loading facility will be required.
- 4.16 A Site Profile and the resolution of any arising issues will be required.
- 4.17 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

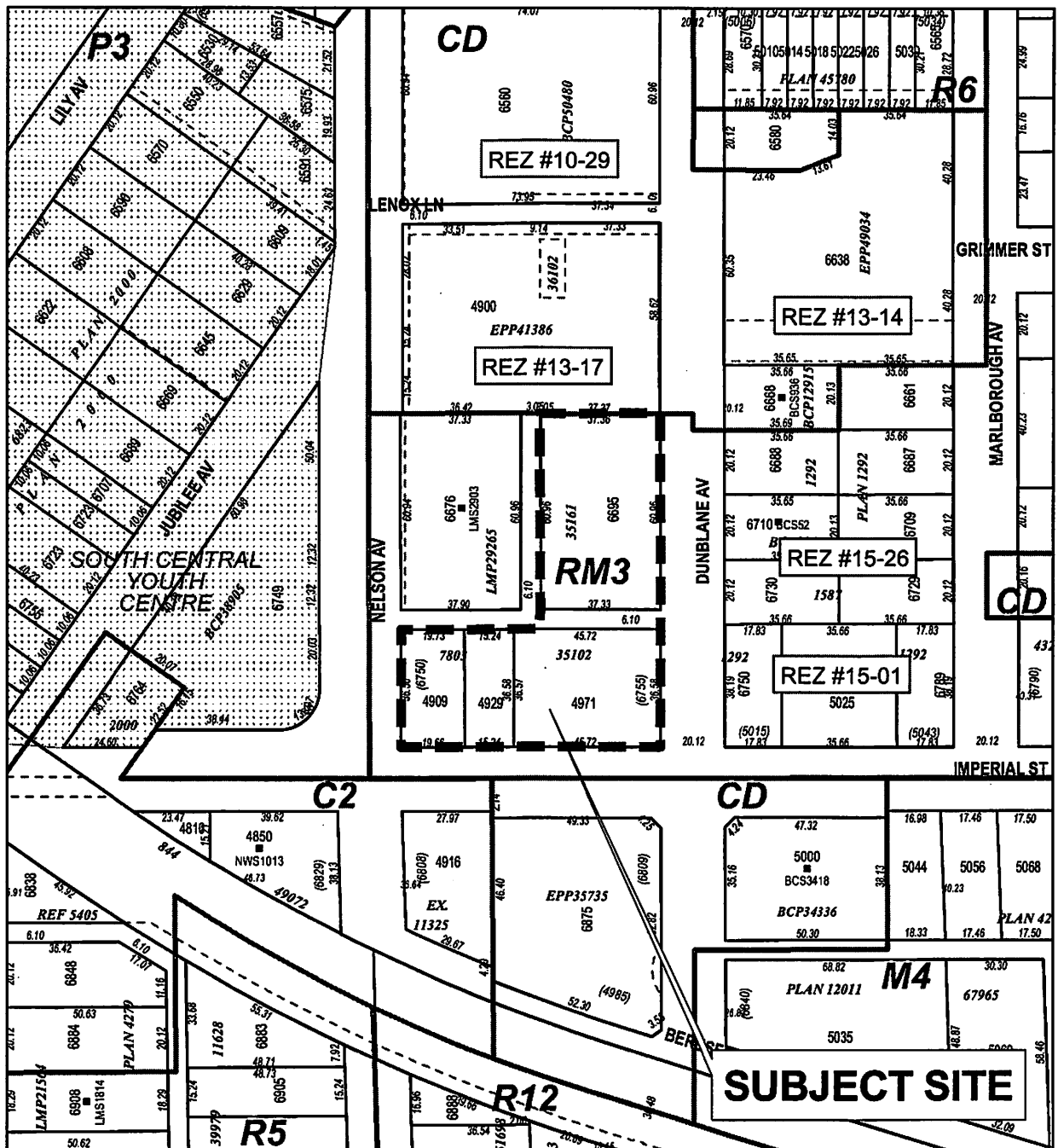
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP*

JD:ZT:spf

### ***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 14 2016

SCALE:

1:2,000

DRAWN BY:

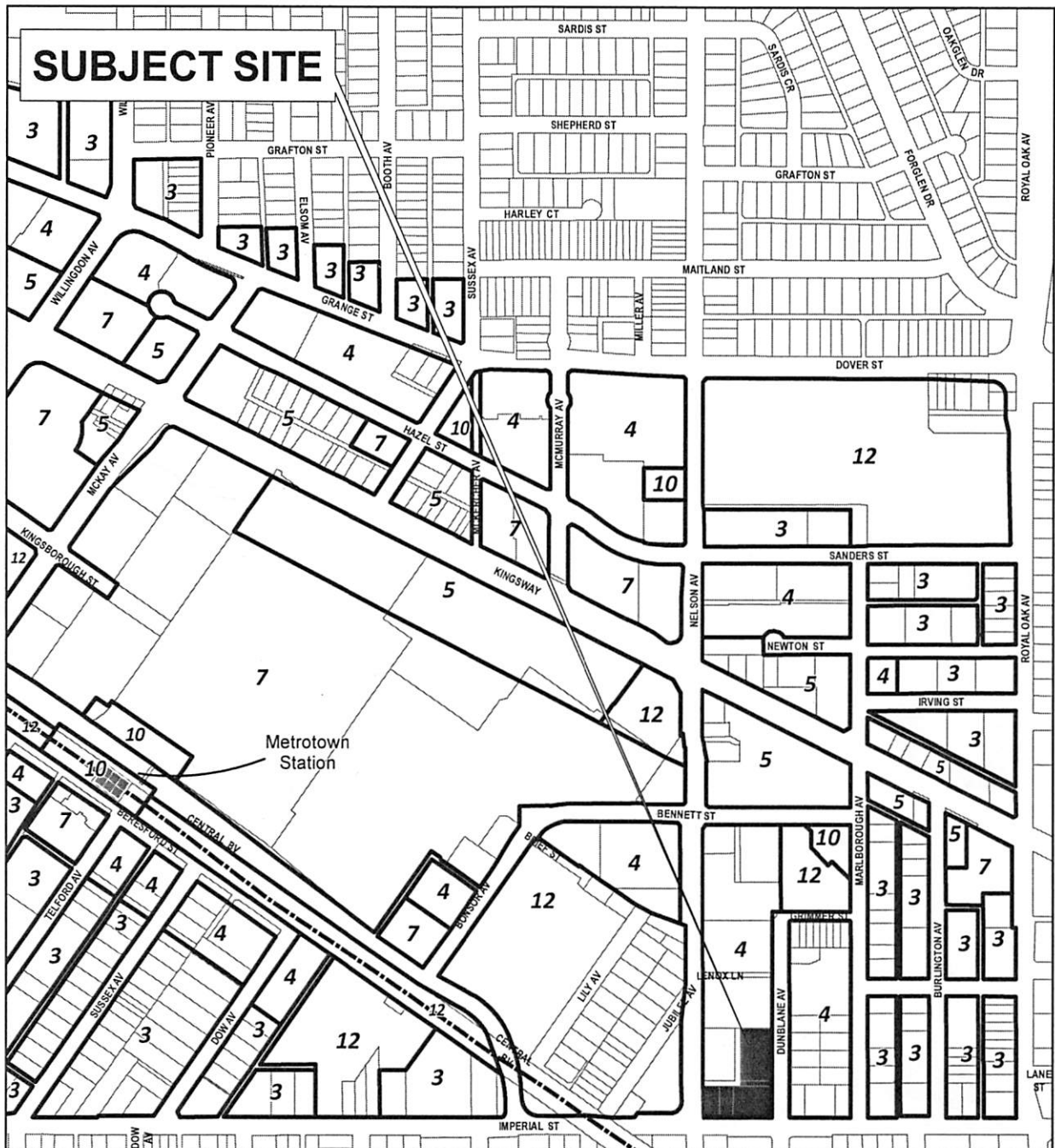
AY

**REZONING REFERENCE #15-49**  
**6695 DUNBLANE AVENUE**  
**4909, 4929 AND 4971 IMPERIAL STREET**



Subject Site

**Sketch #1**



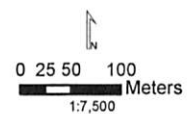
- |  |                                      |
|--|--------------------------------------|
| 2 Low Density Multiple Family Residential    | 7 High Density Mixed Use             |
| 3 Medium Density Multiple Family Residential | 10 Institutional                     |
| 4 High Density Multiple Family Residential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



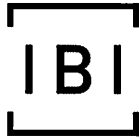
Planning and Building Dept

Printed on December 29, 2015

## Metrotown Plan



Sketch #2



IBI GROUP  
700-1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
ibigroup.com

November 18, 2015

Mr. Edward Kozak  
Assistant Director Current Planning  
City of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Dear Sir:

**4909, 4929, 4971 IMPERIAL STREET & 6695 DUNBLANE AVENUE, BURNABY, B.C.  
REZONING APPLICATION**

We are pleased to submit this rezoning application to consolidate and rezone 4909, 4929, 4971 Imperial Street & 6695 Dunblane Avenue from RM3 to RM5-S. Currently, the project is comprised of two sites. Site 1 (6695 Dunblane Avenue) is bounded by Dunblane Avenue to the east, lanes to the south and west, and the adjacent property to the north. Site 2 (4909, 4929 and 4971 Imperial Street) is bounded by Dunblane Avenue to the east, Imperial Street to the south, Nelson Avenue to the west and lane to the north. Currently, the two sites host a number of 3-storey residential buildings. With this rezoning application, we are proposing to consolidate the two sites into one and rezone the properties from RM3 to RM5-S.

For this project, Transca is proposing the development and construction of a 35 to 40-storey residential tower and a series of street-fronting live/work and townhouse units. The massing of the building blocks, architectural articulation and public realm interface will have scale, proportion and character respecting the street fronts and the neighbourhood. The podium base flanking the tower facing Imperial Street will have live/work expressions along the street front creating transition to the surrounding buildings. There will be also be townhouses along Dunblane Avenue to continue the existing street wall other developments have established. The podium roof decks will have landscape treatments creating visual interest and pedestrian experience.

Yours truly,  
IBI Group Architects

Martin Brückner, Architect AIBC AAA FRAIC CP  
Director

CC: Fred Zhu  
Danielle Jani

Transca Real Estate Development (Canada) Limited  
Transca Real Estate Development (Canada) Limited