

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
BURNABY HERITAGE COMMISSION

DATE: 2016 APRIL 29

FROM: DEPUTY CITY CLERK

FILE: 49500-01

SUBJECT: **REZONING REFERENCE #14-44**
HIGH RISE STRATA APARTMENT, HIGH RISE RENTAL APARTMENT
AND LOW RISE CHURCH
(ITEM NO. 7(13), MANAGER'S REPORTS, COUNCIL 2016 APRIL 25)

Burnaby City Council, at the Open Council meeting held on 2016 April 25, received the above noted report and adopted the following recommendations contained therein:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 3.8 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.8 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a copy of this report be sent to the Burnaby Heritage Commission for information.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 May 09, and to a Public Hearing on 2016 May 31 at 7:00 p.m.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

.../2

- 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 in accordance with Section 3.4 of this report.
- f) The consolidation and re-subdivision of the net project site into two legal parcels.
- g) The granting of any necessary covenants, easements or statutory rights-of-way, including but not necessary 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 ensuring 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 that proposed rental housing is held in common ownership;

- 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 compliance with the approved acoustic study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - Section 219 Covenant restricting the use of guest rooms;
 - Statutory Right-of-way for public pedestrian/cycling access along Sussex Avenue, Grange Street and McMurray Avenue; and,
 - Easement providing reciprocal access to parking facilities.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) 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.
- j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k) The design and provision of units adaptable to persons with disabilities with the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- l) 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.
- m) Compliance with the guidelines for underground parking for residential visitors and institutional patrons.
- n) The review of on-site residential and institutional loading facilities by the Director Engineering.
- o) The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria.
- p) The undergrounding of existing overhead wiring abutting the site.

- q) The submission of a heritage assessment.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable Metrotown Public Open Space Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) 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.



Kate O'Connell
Deputy City Clerk

KO:nv



Item
Meeting2016 April 25

COUNCIL REPORT

TO: CITY MANAGER 2016 April 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-44**
High Rise Strata Apartment, High Rise Rental Apartment and Low Rise Church

ADDRESS: 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street (see *attached* Sketches #1 and #2)

LEGAL: See Attached Schedule

FROM: P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

APPLICANT: Chris Dikeakos Architect Inc.
212-3989 Henning Drive
Burnaby, BC. V5C 6N5
(*Attention: Richard Bernstein*)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 May 31.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 3.8 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.8 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a copy of this report be sent to the Burnaby Heritage Commission for information.

4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 May 09, and to a Public Hearing on 2016 May 31 at 7:00 p.m.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - 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 in accordance with Section 3.4 of this report.
 - f. The consolidation and re-subdivision of the net project site into two legal parcels.
 - g. The granting of any necessary covenants, easements or statutory rights-of-way, including but not necessary 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 ensuring 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;

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- Section 219 Covenant ensuring that proposed rental housing is held in common ownership;
 - 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 compliance with the approved acoustic study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - Section 219 Covenant restricting the use of guest rooms;
 - Statutory Right-of-way for public pedestrian/cycling access along Sussex Avenue, Grange Street and McMurray Avenue; and,
 - Easement providing reciprocal access to parking facilities.
- h. The review of a detailed Sediment Control System by the Director Engineering.
- i. 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.
- j. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k. The design and provision of units adaptable to persons with disabilities with the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- l. 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.
- m. Compliance with the guidelines for underground parking for residential visitors and institutional patrons.
- n. The review of on-site residential and institutional loading facilities by the Director Engineering.
- o. The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria.

- p. The undergrounding of existing overhead wiring abutting the site.
- q. The submission of a heritage assessment.
- r. The deposit of the applicable Parkland Acquisition Charge.
- s. The deposit of the applicable Metrotown Public Open Space Charge.
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- u. The deposit of the applicable School Site Acquisition Charge.
- v. 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 (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

2.0 BACKGROUND

- 2.1 On 2015 January, Council received a report of the Planning and Building Department regarding the rezoning of 6050 Sussex Avenue and the City-owned McKercher Avenue right-of-way (Rezoning Reference #14-44), and authorized the Department to work with the applicant in the preparation of a suitable plan of development for a single high-rise apartment tower, with ground oriented townhouses fronting Hazel Street and a two storey place of public worship fronting Sussex Avenue.
- 2.2 On 2015 March 25, Council received a report of the Planning and Building Department for 4769 Hazel Street and 4758 Grange Street (Rezoning Reference #15-11), and authorized the Department to work with the applicant in the preparation of a suitable plan of development for an additional high-rise rental apartment building with ground oriented townhouses fronting McMurray Avenue.

- 2.3 As the two development sites comprised the entire block between Grange Street, Hazel Street, Sussex Avenue and McKercher Avenue, it was determined that a comprehensive approach to the overall block's redevelopment was appropriate. As such, the applicants have coordinated their applications under Rezoning Reference #14-44.
- 2.4 The eastern portion of the site at 4769 Hazel Street and 4758 Grange Street is currently occupied by two older rental apartment buildings developed in 1969. The apartment building are 18 storeys and 15 storeys in height, and accommodates 254 rental apartment units. The western portion of the site at 6050 Sussex Avenue accommodates the Burnaby West United Church, constructed in 1948, and an unopened portion of McKercher Avenue. The Burnaby West United Church is on the Burnaby Heritage Inventory.
- 2.5 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 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.
- 2.6 As noted, the original church building at 6050 Sussex Avenue is on the Burnaby Heritage Inventory. The congregation has requested to demolish the existing church, as the current facility is too large for their needs and requires substantial annual maintenance that is unsustainable. Over the past 25 years, the congregation has become smaller and has changed its focus to include many community services, including food bank distribution, which was unforeseen when the original structure was developed. The sale of the land and the redevelopment of the church will enable the congregation to sustain itself and provide their services to the community. A detailed heritage assessment of the site has been completed by Donald Luxton, which notes the desirability of retaining specific elements of the existing church (e.g. windows and doors) to be incorporated within the new proposed church. It is recommended that the Burnaby Heritage Commission be sent a copy of this report for information.
- 2.7 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.

- 2.8 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 for the site is comprised of three individual components. The first is the rental component proposed for 4769 Hazel Street and 4758 Grange Street, which includes a new 31 storey rental apartment building fronting Hazel Street with new 3 storey townhousing fronting McMurray Avenue. The second component at 6050 Sussex Avenue and the unopened portion of the McKercher Avenue right-of-way is for a 41 storey residential strata apartment building with 3 storey townhousing fronting Hazel Street. The third component is the redevelopment of the existing Burnaby West United Church on the northern portion of 6050 Sussex Avenue. The new church would be two storeys in height with its primary frontage on Sussex Avenue at Grange Street. The site is intended to be subdivided into two parcels, an eastern parcel accommodating the rental component, and a western parcel accommodating the strata building and new church component. A further airspace parcel subdivision would be completed for the new church.

The retention of the institutional component of the development, is considered desirable and supportable, given the establishment of a church at this location over 65 years ago. Although the congregation has reduced over the past 25 years, the focus of the church has shifted to include the provision of community services including distributing food for the food bank. The Metrotown Development Plan's accommodates both the residential and

institutional uses of the site through a mixed-use designation anticipating the opportunity to accommodate a new institutional use.

With respect to the permitted overall density for the site, the RM5s District would permit a maximum residential density of 5.0 FAR, inclusive of a 1.6 FAR density bonus. The residential density will be appropriately apportioned across the site to accommodate the new strata and rental apartment buildings, while accommodating the two existing rental apartment buildings. To accommodate a continuing church use on the site, the proposed institutional density will be added to the residential gross floor area under the P1 Neighbourhood Institutional District as a guideline. The P1 District specifies that the bulk and massing of this use must not exceed two storeys in height and 40% lot coverage, as specified in the Burnaby Zoning Bylaw.

- 3.2 Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of 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 31 and 41 storeys in height with low-rise institutional and ground oriented townhouse development. The three components of the site are individually designed by separate architects, which enable individual architectural expression of each building. Notwithstanding, common elements are pervasive throughout the project including offset balcony slab extensions to add visual interest to the tower forms, as well as the use of solid vertical forms relating the towers to the church. The proposed development concept provides a high level of urban design at the ground level by engaging the street frontages of McMurray and Hazel with three storey townhouse forms with individual front doors to the street, and a dramatic modernist expression for the elevation of the church fronting Sussex Avenue. To complement the public realm concept at the ground level, a multi-layered landscape amenity concept is proposed for both the ground floor and podium deck levels. With street fronts developed to Town Centre standards with separated sidewalks, cycle tracks, rain gardens and landscaped boulevards with street trees. Street lighting and pedestrian lighting will also be included within the urban treatment across all street frontages.
- 3.3 A total of 321 strata apartment and townhouse units are proposed for the western portion of the site. While the eastern portion of the site proposes an additional 238 rental apartment units to complement the existing 254 rental apartment units. All required strata residential and institutional parking and loading for the western portion of the site is proposed to be located underground with access taken via Hazel Street. Residential rental parking is located underground accessed off of McMurray Avenue. Rental visitor parking is located both at surface, accessed via McMurray Avenue and Hazel Street, and underground, accessed via McMurray Avenue. Residential rental loading is located at surface for each building, accessed from McMurray Avenue and Hazel Street.

The residential strata component meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per residential unit (0.1 of which is for visitor parking). To support the residential 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 33 Electric Vehicle (Level 2 - 240V) plug-in stations (10% of off street residential parking) including all necessary wiring, electrical transformer and mechanical ventilation modifications, as well as 4 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 Residential Rental Component has submitted a Rental Parking Analysis and Transportation Demand Management Analysis, which has determined that the parking demand for residential rental spaces is significantly below that of residential strata developments. The current demand for residential rental parking for the site and the immediate area is approximately 1 space for every two units. As such the applicant is proposing that 0.65 spaces per rental unit be applied to the residential rental units with an additional 0.08 spaces per unit allocated to visitors. The proposed parking standard is considered appropriate for the site and has been reviewed by the Planning Department - Transportation Division.

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 217,058 sq.ft. of additional gross floor area (GFA) included in the development proposal. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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.

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 Sussex Avenue to its final Town Centre standard (Local Collector) with separated sidewalks and cycle facilities, street trees, landscape boulevards, street and pedestrian lighting;
- construction of Grange Street to its final Town Centre standard (Local Collector) with separated sidewalks and cycle facilities, street trees, landscape boulevards, street and pedestrian lighting;
- construction of Hazel Street to its final Town Centre standard (Local Road) with separated sidewalks and cycle facilities, street trees, rain gardens, and street and pedestrian lighting;
- construction of McMurray Avenue Street to its final Town Centre standard (Local Road) with separated sidewalks and cycle facilities, street trees, rain gardens, and street and pedestrian lighting;
- undergrounding of overhead lines abutting the property of the site on Sussex Avenue; and,
- storm, sanitary sewer and water main upgrades as required.

3.6 The developer is providing 110 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 12 handicapped parking stalls have been provided in relation to the residential components of the development (5 spaces within the strata parkade and 7 spaces within the rental parkade). Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.7 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 that future rental housing is held in common ownership;
- 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;
- Statutory right-of-way for public pedestrian and cycling access along Sussex Avenue, Grange Street and McMurray Avenue; and,
- Easement providing reciprocal access to parking facilities.

3.8 The portion of McKercher Avenue to be incorporated within the subject site measures approximately 10.06m (33 ft.) in width by 92.66m (304 ft.) in length, with an area of approximately 924.20 m² (9,948 sq.ft.). This roadway is not necessary to serve future development and is proposed to be closed and included in the consolidated site. A Highway Closure Bylaw would be required. The sale of this City-owned land into the development will be pursued, net of required road dedications, and completed as part of the rezoning. The Legal and Lands Department is currently negotiating the value of the City owned road right-of-way. A separate report detailing the value of the road closure area will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.

3.9 Due to the proximity of the subject site to Grange Street and Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

3.10 Provision of eight separate car wash stalls is required.

3.11 As the site will be extensively excavated for development, a 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.

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- 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) 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

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Site Area:	-	11,661.19 m ² (125,520 sq.ft.)
Road Closure Area:	-	924.20 m ² (10,141 sq.ft.)
Overall Site Area	-	12,603.32 m ² (135,661 sq.ft.)
Net Rental Site Area	-	9,776.00 m ² (105,228 sq.ft.)
Net Strata/Institutional Site Area	-	2,827.32 m ² (30,433 sq.ft.)

4.2 Density

Permitted and Provided

Residential Floor Area Ratio (FAR)	-	5.0 FAR.(inclusive of 1.6 FAR amenity bonus)
Institutional Floor Area Ratio (FAR)	-	0.36 FAR

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COMBINED TOTAL FAR	-	5.36 FAR
Total Residential Gross Floor Area (GFA)	-	63,016.60 m ² (678,305 sq.ft.) (inclusive of 217,058 sq.ft. amenity bonus)
Existing Rental Gross Floor Area	-	21,077.38 m ² (226,875 sq.ft.)
Proposed New Rental Gross Floor Area	-	16,286.92 m ² (175,311 sq.ft.)
Proposed New Strata Gross Floor Area	-	25,652.29 m ² (276,119 sq.ft.)
Rental Residential Amenity Space	-	822.94 m ² (8,858 sq.ft.)
Strata Residential Amenity Space	-	941.41 m ² (10,133.3 sq.ft.) (exempted from FAR calculations)
Adaptable Unit Exemption (20 sq.ft. / unit)	-	204,39 m ² (2,200 sq.ft.)
Institutional Gross Floor Area (GFA)	-	1,009.86 m ² (10,870 sq.ft.)
COMBINED TOTAL GFA	-	64,026.45 m ² (689,175 sq.ft.) (excluding 18,991.3 sq.ft. of amenity space 2,200 sq.ft. of adaptable unit area exemptions)
Site Coverage:	-	17%
4.3 <u>Height</u> (all above grade)	-	<p>New 31 storey rental apartment building fronting Hazel Street with 3 storey townhousing fronting McMurray Avenue</p> <p>Existing 18 storey rental apartment building fronting McMurray Avenue</p> <p>Existing 15 storey rental apartment building fronting Grange Avenue</p> <p>New 41 storey strata apartment building fronting Hazel Street with 3 storey townhousing fronting Hazel Street.</p> <p>New 2 storey church fronting Sussex Avenue</p>

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4.4 Residential Unit Mix (New Construction)

<u>Unit Type</u>	<u>Unit Size</u>
Rental	
58 Studio (Adaptable)	478.4 sq.ft.
116 1 Bedroom	514 – 694 sq.ft.
58 2 Bedroom	786 sq.ft.
6 2 Bedroom Townhouse	1,121 sq.ft.

TOTAL: 238 Rental Units

Strata

34 Studio	505 sq.ft.
102 1 Bedroom	548 – 603 sq.ft.
34 1 Bedroom + Den (Adaptable)	603 sq.ft.
31 2 Bedroom	781 – 873 sq.ft.
37 2 Bedroom (Adaptable)	873 sq.ft.
34 2 Bedroom + Den	936 sq.ft.
46 3 Bedroom	969 – 1,441 sq.ft.
3 3 Bedroom Townhouse	1,143 – 1,291 sq.ft.

TOTAL: 321 High Rise Apartment Units

TOTAL NEW UNITS: 559 UNITS
TOTAL EXISTING UNITS: 254 UNITS
TOTAL UNITS: 813 UNITS

4.5 Parking

Vehicle Parking

<u>Residential Parking</u>	<u>Required</u>	<u>Provided Spaces</u>
492 Rental Units @ 0.73 spaces/unit	- 362	362
321 Strata Units @ 1.1 spaces/unit	- 353	353 (inclusive of 33 visitor spaces, 10 handicapped parking stalls and 48 EV plug-in stations)
Institutional	- 46	46

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-44
 2016 April 20Page 14

Car Wash Stalls	-	9	9
Electric Vehicles	-	5	5
Residential Loading	-	4	4
Bicycle Parking		<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 559 units	-	1118 lockers	1118 lockers
Visitor - 0.2/unit @ 559 units	-	112 spaces	112 spaces

4.6 Communal Facilities
 (Excluded from FAR Calculations)

Communal facilities for rental residential tenants are located on the ground floor and the penthouse of the new high-rise building, including an amenity lobby and concierge, fitness facility, media room, lounge, games room and meeting room. Outdoor amenities within the rental component of the site include an extensive landscaped seating area and pool.

Communal facilities for the strata residential tenants are located within the ground floor, second floor, and third floor of the high rise building, including an amenity lobby, fitness room, yoga studio, bowling alley, social lounge and guest suite. Outdoor amenities within the strata component include a children's play area and outdoor lounge.

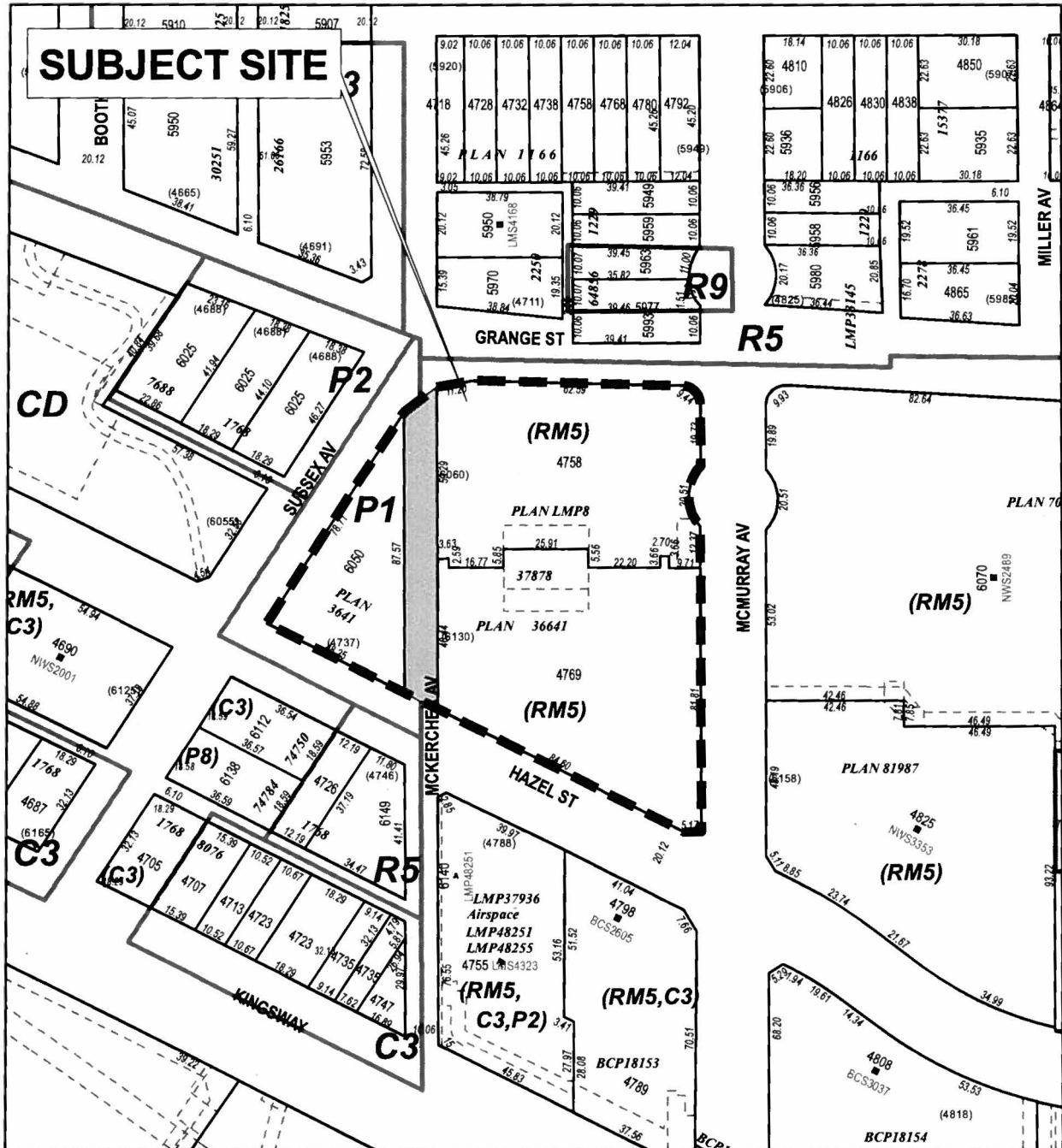
The total internal amenity area measures 1,764.32 m² (18,991 sq.ft.), which is below the permitted 5% (33,915 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw. The applicant will also commission a substantial public art installation for the site as a requirement of the 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



PLANNING & BUILDING DEPARTMENT

DATE:

APR 19 2016

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #14-44
6050 SUSSEX AVENUE, 4769 HAZEL STREET AND 4758 GRANGE STREET
MCKERCHER AVENUE LANDS

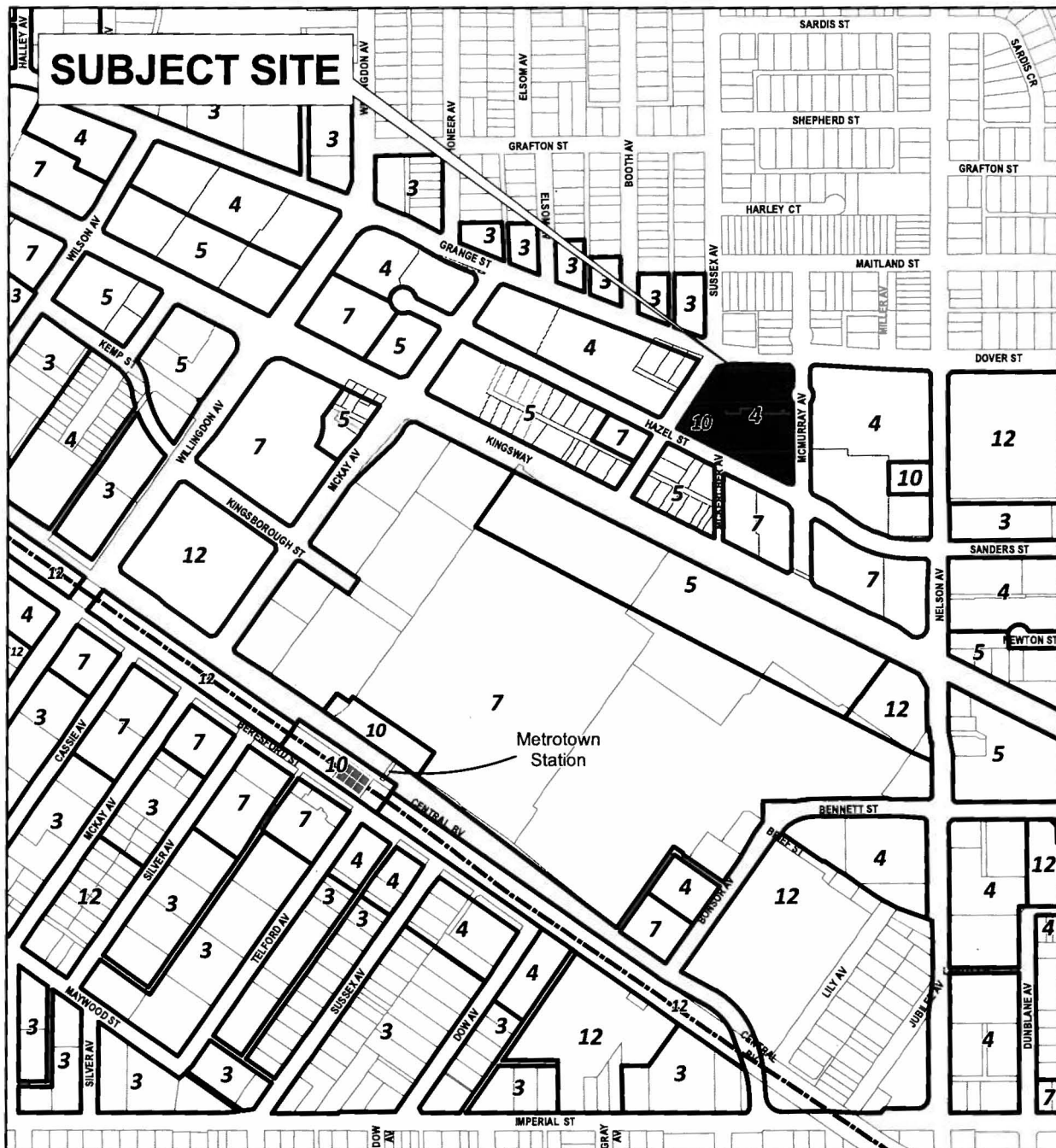


Subject Site



Road Closure Area

Sketch #1



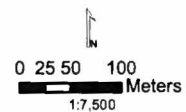
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|--|--------------------------------------|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public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



Planning and Building Dept

Printed on April 19, 2016

Metrotown Plan



Sketch #2

SCHEDULE A
REZONING 14-44

ADDRESS	LEGAL DESCRIPTION	PID
4758 Grange Street	Lot 1, DL 32, Group 1, NWD Plan LMP8	017-228-603
4769 Hazel Street	Lot 130, DL 32, Group 1, NWD Plan 36641	007-349-149
6050 Sussex Avenue	Lot A, DL 153, Group 1, NWD Plan 3641	010-968-008
Portion of McKercher Avenue Right-of-Way	N/A	N/A

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