

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-42 2016 SEPTEMBER 28

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
(Attn: Richard Bernstein)
- 1.2 Subject:** Application for the rezoning of:
Lot 55, DL 153, Group 1, NWD Plan 25594; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)
- 1.3 Address:** 6525, 6559 & 6585 Sussex Avenue
- 1.4 Location:** The subject site is located on the southwest corner of Beresford Street and Sussex Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Beresford of 40.58m (133ft.), a depth of 130.76m (429 ft.) and an area of approximately 5,306.24 m² (57,116 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 construction of a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** To the north of the subject site, across Beresford Street, is the Expo SkyTrain Line and the BC Parkway. Further to the north beyond Central Boulevard is the Metropolis at Metrotown shopping centre and Metro Tower office complex. Directly to the south are

older, low rise apartment buildings of varying age and condition. To the west across the lane is a mix of older rental apartment buildings and strata apartment buildings developed in 1976 and 1980, with the Metrotown Place high-rise mixed-use development (Rezoning Reference # 08-05) beyond. To the east across Silver Avenue are a similar mix of older, low rise apartment buildings of varying age and condition, with the MODA high-rise development (Rezoning Reference #11-24) beyond.

- 2.2 The subject development site is comprised of five individual lots zoned RM3 Multiple Family District, three of which are associated with a single building on 6620 Sussex Avenue (see Sketch #1 *attached*). The properties are occupied by three older two-storey apartment buildings developed between 1964 and 1972 with 62 existing rental units. Vehicular accesses to the properties are currently taken from the rear lane.

3.0 BACKGROUND INFORMATION

- 3.1 The development site is within Sub-Area 7 of the Metrotown Development Plan (see Sketch #2 *attached*). The adopted Metrotown Plan identifies sites on the south side of Beresford Street, between Willingdon and Dow Avenues and adjacent to the BC Hydro right-of-way, for high density multiple-family residential development. Development sites along this corridor are achieved through the appropriate consolidation of lands of an area suitable for development under the RM5s District designation.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of two residential buildings with a commercial podium fronting Beresford Street. Density and building height is expected to be concentrated on the northern portion of the site related to Beresford Street, with a strong street-oriented relationship to both Beresford Street and Sussex Avenue.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise apartment tower with low-rise street-oriented commercial office and retail component fronting Beresford Street, and a low-rise residential component fronting Sussex Avenue. It is noted that this commercial component, while not identified in the Plan, is considered minor, desirable and supportable given the future direction articulated for Beresford Street as a public art walk/celebratory street. As such, a minor amendment to the Metrotown Town Centre

Development Plan is necessary to acknowledge the proposed commercial uses and density. The orientation of the commercial and ground oriented residential components will be designed to be supportive of the Beresford Street concept as a public art walk/celebratory street. A key component of this development is the continuation of the urban design elements established for Beresford Street, including art installations, bench seating, enhanced boulevards, distinct street and pedestrian lighting and an enhanced sidewalk treatment.

It is further noted that the preliminary development concept also includes a mid-rise non-market rental housing building to be owned by BC Housing at the rear of the site fronting Sussex Avenue. To achieve this proposal, the RM3 District has been included in the rezoning application, providing up to 1.1 FAR of additional density to be allocated toward the non-market rental housing building. It is noted that this non-market rental housing component, while not specifically identified in the Plan, is also considered desirable and supportable given its contribution to the stock of secured affordable rental housing in Burnaby. As such, a minor amendment to the Metrotown Town Centre Development Plan is necessary to acknowledge the proposed non-market rental density. The non-market rental housing component of the development may also receive consideration for a City housing grant to assist in offsetting costs associated with required site servicing and permit fees, subject to further review by the Planning and Development Committee and Council. Further details on the proposed development and non-market housing component would be provided in a future, more detailed, report to Council prior to Public Hearing.

- 4.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus, and a maximum non-market residential density of 1.1 FAR. Council support for the inclusion of the additional density for non-market rental housing would represent a further partnership with the City, BC Housing and the developer to create new non-market rental housing in Metrotown. The Legal and Lands Department will be requested to provide as per sq.ft. buildable estimate of value for the bonused density used for the market housing component. A further report will be submitted to Council regarding value of the bonused density.
- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of Beresford Street to its final Town Centre (Art Walk) standard with separated sidewalks, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
 - construction of Sussex Avenue to its final Town Centre (Local Collector) standard with separated sidewalks and bicycle facilities, street trees, enhanced boulevards, and street and pedestrian lighting;

- upgrading of the rear lane as necessary; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 10.06 m is required along Beresford Street to enable construction to its final standard. No dedication is required along Sussex Avenue. Due to the extent of required road dedications, it is proposed that the 10.06 m dedication relating to the widening of Beresford Street be transferred to the City as a fee simple lot, for road purposes, at no cost to the City with the density related to this City lot to contribute to the net development site. It is noted that the same approach has been taken on sites dedicating 10.06 m (33 ft.) along Beresford Avenue to the west of the subject site. A further dedication of 1.5m would be required from Sussex Avenue to achieve its local collector standard.
- 4.5 Any necessary easements and covenants for the site are to be provided.
- 4.6 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.7 Due to proximity to the SkyTrain line, Beresford Street and Central Boulevard, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.8 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.10 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.

4.15 Parkland Acquisition, Metrotown Open Space, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the amendment to the Metrotown Town Centre Development Plan to incorporate the local commercial and non-market rental use and density, as outlined in Section 4.1 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** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LR JBS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

**PLANNING & BUILDING DEPARTMENT**

DATE: _____

SEP 19 2016

SCALE:

1:2,000

DRAWN BY:

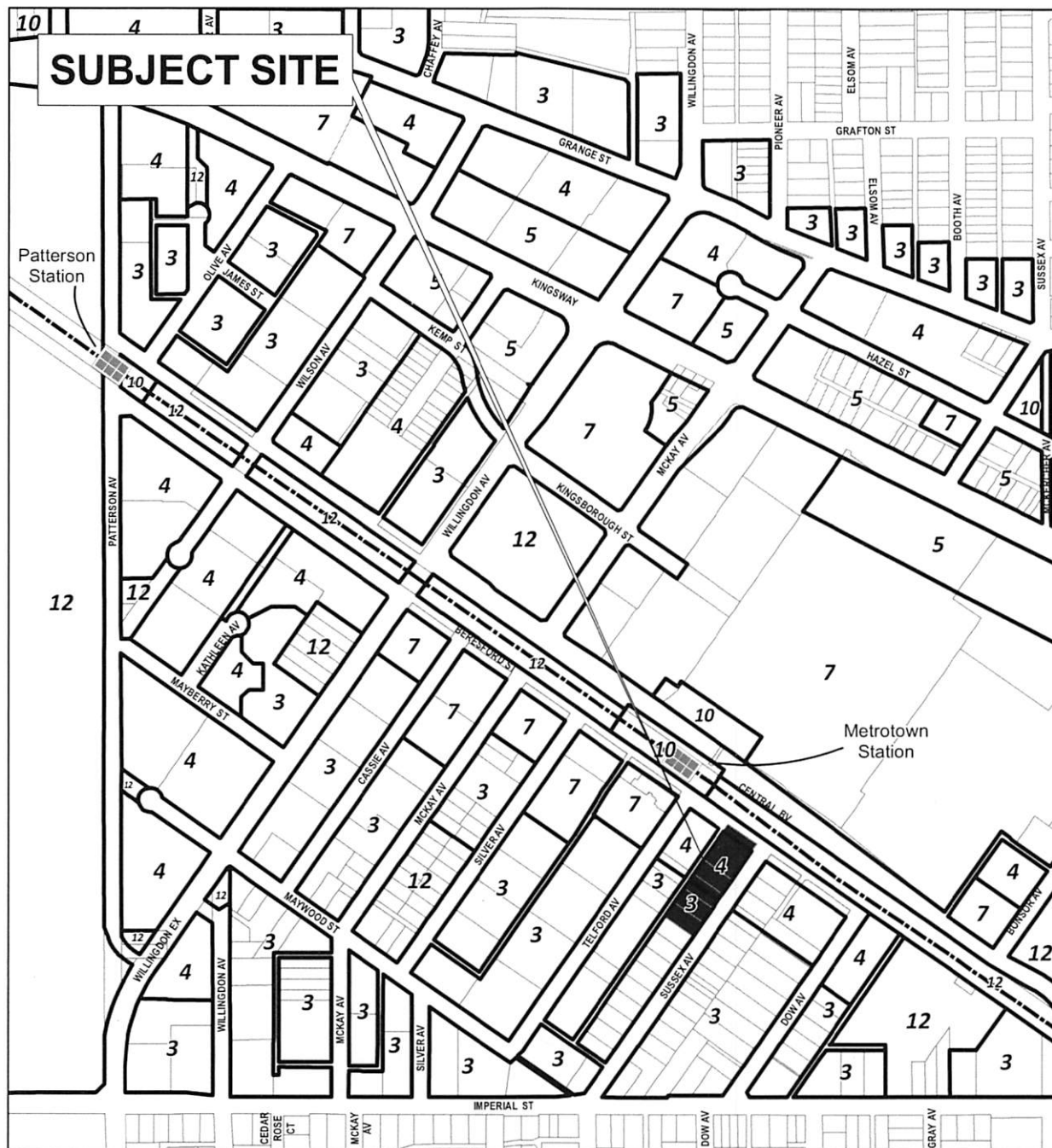
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**REZONING REFERENCE #16-42
6525, 6559 AND 6585 SUSSEX AVENUE**



Subject Site

Sketch #1

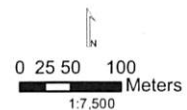


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| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
|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



Planning and Building Dept

Metrotown Plan





CHRIS DIKEAKOS ARCHITECTS INC.

August 23rd, 2016

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

Re: Rezoning Letter of Intent
6525, 6559 & 6585 Sussex Avenue,
Burnaby, B.C. V5H 3C5

Dear Lou,

I, Richard Bernstein of Chris Dikeakos Architects, as authorized agents on behalf of 6511 Sussex Heights Development Ltd. have submitted this application to rezone 6525, 6559 & 6585 Sussex Avenue from the current RM3 zoning to CD Comprehensive Development District (utilizing the RM5s Multi-Family Residential District and C2 commercial zoning). The intent of this rezoning application is to construct a mixed-use high-rise and low-rise market residential apartment building including retail and office uses. The project will also include a separate non-market housing building developed in conjunction with B.C. Housing. All parking for the project will be located below grade.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,

Richard Bernstein, Architect AIBC, AIA
Principal
Chris Dikeakos Architects Inc.