

TO: CITY MANAGER 2017 May 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-05
Childcare and Commercial Podium Amendment

ADDRESS: 4458 Beresford Street (see *attached* Sketches #1 and #2)

LEGAL: Lot B, DL 153, Group 1, NWD Plan EPP61157

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District)

TO: Amended 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 “4458 Beresford Street” prepared by IBI Group)

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 June 12, and to a Public Hearing on 2017 June 27 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c. The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit amendments to the approved plan of development, including an expansion of the childcare component and the reconfiguration of the commercial area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north of the subject site, across Beresford Street, is the Expo SkyTrain Line, Metrotown SkyTrain Station and the BC Parkway. Further to the north beyond Central Boulevard is the Station Square shopping centre and Metropolis at Metrotown shopping centre. Directly to the south is Lot A (Tower 2) of the Sun Towers development, approved under Rezoning Reference #14-19, with older, low rise, apartment buildings beyond. To the west across Silver Avenue is the Silver development (Rezoning Reference #10-39) and to the east across the lane is the Metroplace development (Rezoning Reference #08-05), which are similar mixed-use high-rise residential developments in accordance with the RM5s/C2 Districts.
- 2.2 The subject development site is comprised of one lot (Lot B) (see Sketch #1 *attached*). Vehicular access to the property is currently taken from the rear lane.

3.0 BACKGROUND

- 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/C2 District designation.
- 3.2 The subject site was the subject of Rezoning Reference #14-19, which was granted Final Adoption by Council on 2016 December 12. The rezoning application approved the development of two high-rise residential towers on two lots (Lot B - 4458 Beresford Street and Lot A - 6398 Silver Avenue). The subject site is to accommodate retail and residential amenity on the ground level, and 6 1/2 levels of office, restaurant and childcare uses above. With regard to the approved 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 for a mix of restaurant (14,882 sq. ft.) and childcare uses (approx. 5,000 sq. ft.), with four and a half levels of office floors above (53,724 sq. ft.). At the time of rezoning, the floor area identified for child care component and P1 Neighbourhood Institutional District guideline was added to the site without a specific childcare operator in place. The applicant is now in consultation with a specific childcare operator, and wishes to increase the floor area of

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the childcare component, with the reallocation of office and restaurant floor area within the commercial podium.

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

4.0 GENERAL COMMENTS

- 4.1 The applicant is seeking a rezoning amendment to Lot B (4458 Beresford Street) to permit the expansion of the childcare floor area on the second floor from approximately 5,000 sq. ft. to 14,000 sq. ft. in order to accommodate a licensed child care facility with up to 156 children and 28 staff. The proposal includes the provision of two outdoor play spaces totalling approximately 6,000 sq. ft. located on the second floor podium level. Pick up and drop off for the childcare facility would be facilitated via the planned east-west mews, with parking provided underground.

The licensed child care facility is proposed to be a multi-service program in which the child care operations are detailed as follows:

- 3 infant and toddler programs (under 36 months) with up to 12 children per space; and,
- 5 group child care programs (36 months to school aged) with up to 24 children per classroom.

The hours of operation are proposed to be between 7:30 a.m. – 5:30 p.m., Monday to Friday. The alternative use of the commercial floor area, should the child care facility cease to operate in the future, would be offices. It is noted that the size and configuration of the indoor and outdoor components of the childcare facility, and number of children proposed, are subject to the requirements of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* and approval of the Fraser Health Authority prior to Final Adoption.

- 4.2 The residential component of the site is unchanged from that approved under Rezoning Reference #14-19, with the maximum residential density of 5.0 FAR on the overall development, inclusive of the available 1.6 amenity density bonus, permitted under the RM5s District as a guideline. The configuration of the commercial floor area requires an amendment to accommodate the proposed child care facility, as well as a minor augmentation of the office floorplates on levels 3-6 to accommodate the reallocation of office floor area. However, the overall form, height and bulk of the podium building is not affected as a result of the proposed amendment. The overall maximum permitted C2 District commercial density of 1.3 FAR, as permitted under Rezoning Reference #14-19, remains unchanged. The expanded child care facility, as permitted under the P1 District guideline, would have a permitted maximum density of 0.8 FAR. The applicant is proposing a density of 0.29 FAR on the net site, which would be 0.17 FAR on the gross site. As such the proposed amendment is considered suitable and appropriate.

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- 4.3 The institutional parking is provided as per the Burnaby Zoning Bylaw with the provision of 1 space for every 2 employees plus 1 space for every 10 child care spaces licenced for the facility. As such, there are a total of 122 commercial spaces, 49 restaurant spaces and 31 child care spaces provided within the commercial component of the underground parking. This meets the parking standards established as part of Rezoning Reference #14-19.
- 4.4 All required services to serve the site have been secured as part of Rezoning Reference #14-19.
- 4.5 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided.
- 4.6 GVS&DD Sewerage Charge of \$590.00 per apartment unit will apply to any additional institutional gross floor area.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area

| | | |
|-----------------------------------|---|---|
| Total Site Area (Lots A and B) | - | 7,195.06 m ² (77,447 sq.ft.) |
| Beresford Street Lot (Dedication) | - | 617.53 m ² (6,647 sq.ft.) |
| Subject Site (Lot B) | - | 4,549.74 m ² (48,973 sq.ft.) |

5.2 Density

Permitted and Provided

| | | |
|--|---|--|
| Total Residential Floor Area Ratio FAR | - | 5.0 FAR. (Unchanged) |
| Total Commercial Floor Area Ratio (FAR) | - | 1.3 FAR (Unchanged) |
| Total Institutional Floor Area Ratio (FAR) | - | 0.17 FAR |
| Lot B Institutional Floor Area Ratio (FAR) | - | 0.29 FAR |
| Total Residential Gross Floor Area (GFA) | - | 39,062.94 m ² (420,470 sq.ft.) (Unchanged) |
| Total Commercial Gross Floor Area (GFA) | - | 10,156.37 m ² (109,322 sq.ft.) (Unchanged) |
| Total Institutional Gross Floor Area (GFA) | - | 1,322.29 m ² (14,233 sq.ft.) |
| COMBINED TOTAL GFA | - | 50,541.58 m ² (544,025 sq.ft.) |

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5.3 Height (Unchanged)

- 6 ½ storey retail, amenity, institutional and office podium fronting Beresford Street and Silver Avenue
- 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

5.4 Parking

Vehicle Parking

Residential Parking (Unchanged)

479 Units @ 1.1 spaces/unit

| <u>Required</u> | <u>Provided Spaces</u> |
|---|------------------------|
| - 527 (inclusive of 48 visitor spaces, 10 handicapped parking stalls and 48 EV plug-in stations) | 529 |

Car Wash Stalls

| | |
|-----|---|
| - 5 | 5 |
|-----|---|

Electric Vehicles

| | |
|-----|---|
| - 5 | 5 |
|-----|---|

Residential Loading

| | |
|-----|---|
| - 2 | 2 |
|-----|---|

Commercial Parking

91,054 sq.ft. retail/office @ 1 space / 750 sq.ft.

| <u>Required</u> | <u>Provided Spaces</u> |
|-----------------|------------------------|
| - 122 | 122 |

245 seat restaurant @ 1space / 5 seats

| | |
|------|----|
| - 49 | 49 |
|------|----|

Commercial Loading

| | |
|-----|---|
| - 4 | 4 |
|-----|---|

Childcare Parking

28 employees + 156 children @
 1 space / 2 employees + 1 space/ 10 children

| <u>Required</u> | <u>Provided Spaces</u> |
|-----------------|------------------------|
| - 30 | 30 |

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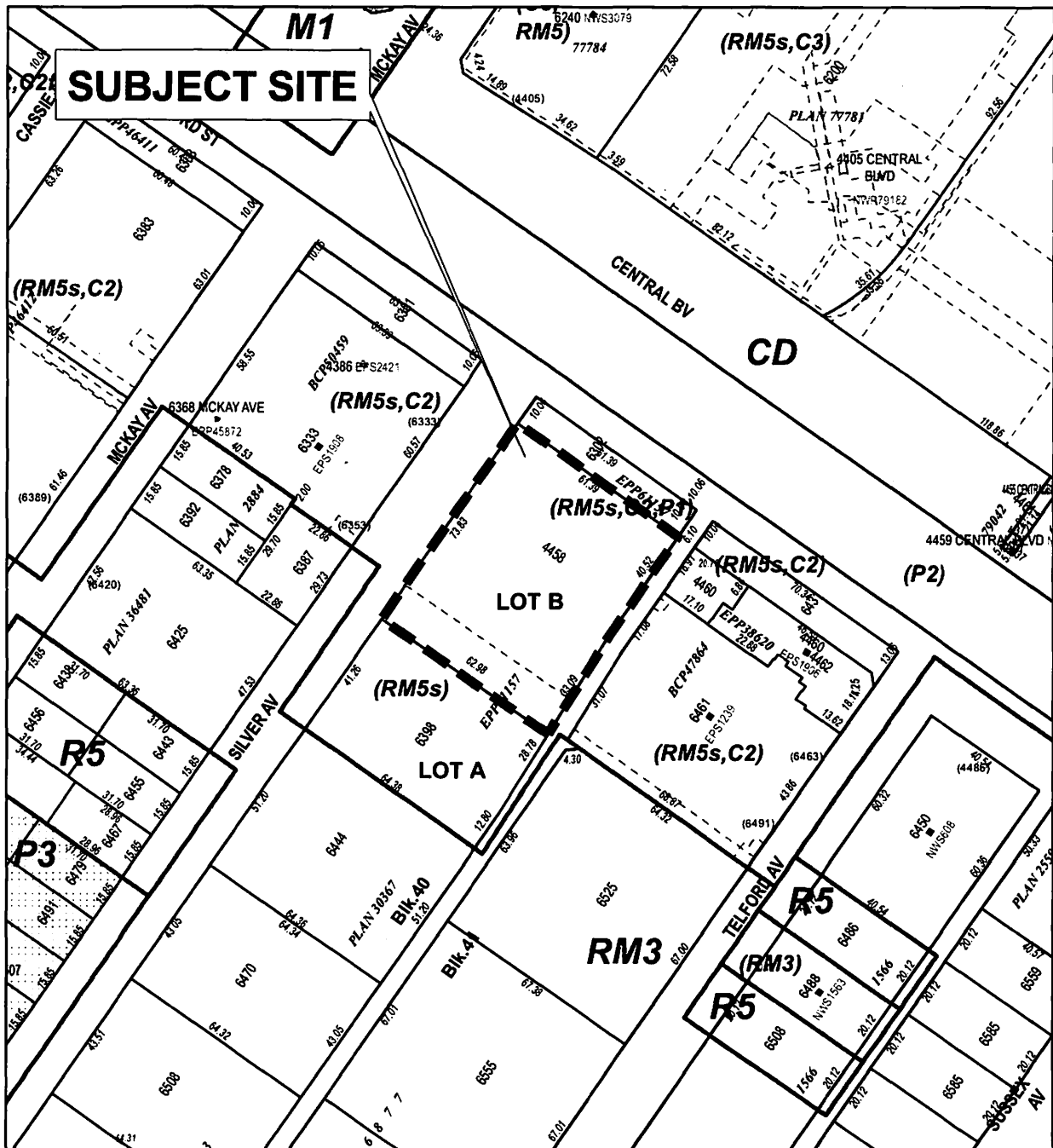
| <u>Bicycle Parking (Unchanged)</u> | <u>Required</u> | <u>Provided Spaces</u> |
|--------------------------------------|-----------------|------------------------|
| Resident - 2/unit @ 479 units | - 958 lockers | 958 lockers |
| Visitor - 0.2/unit @ 479 units | - 96 spaces | 96 spaces |
| Commercial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


Lou Pelletier, Director
PLANNING AND BUILDING

JBS:tn

Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 15 2017

SCALE:

1:2,000

DRAWN BY:

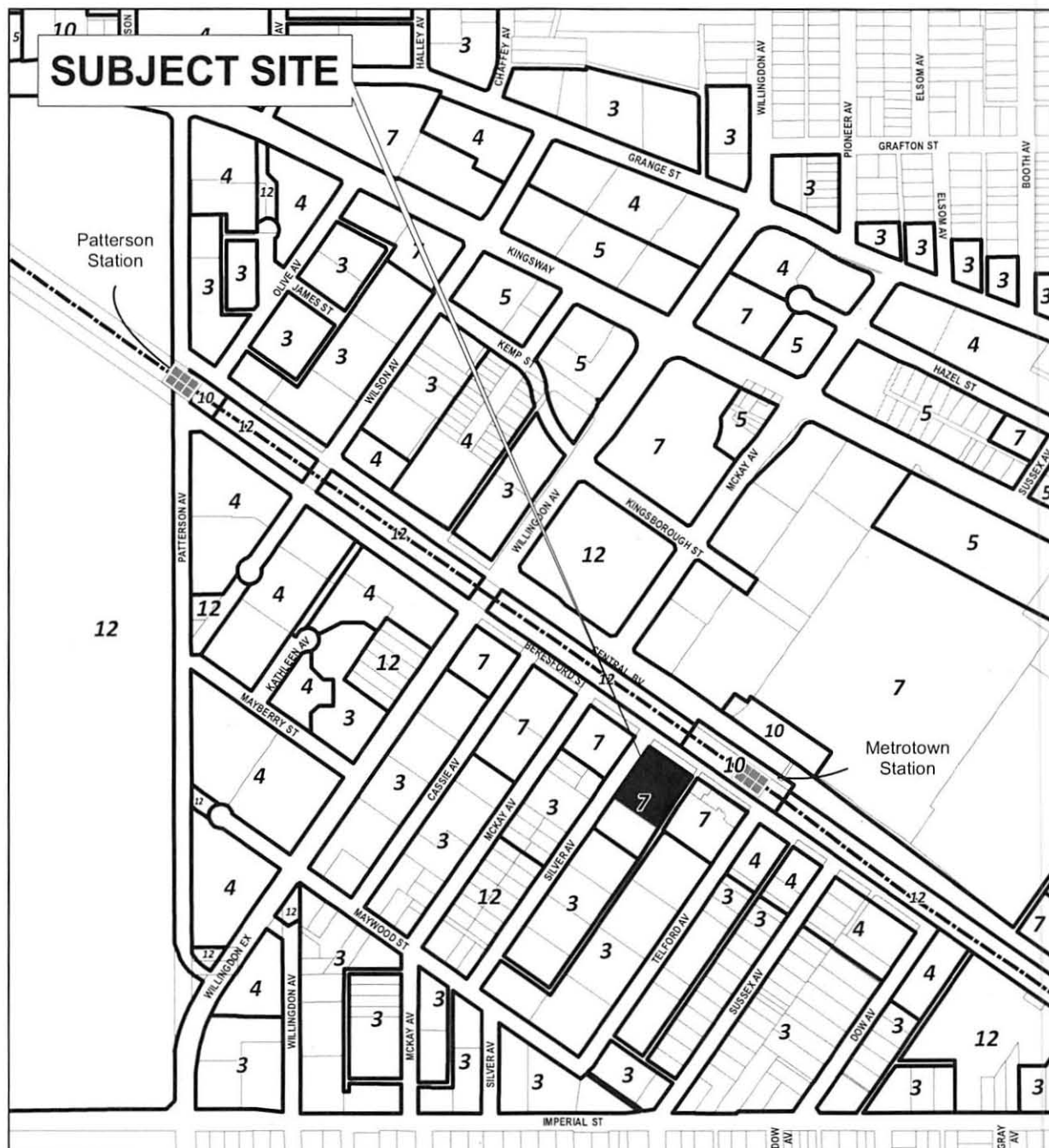
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4458 BERESFORD STREET



Subject Site

Sketch #1

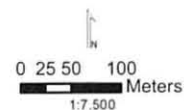


- | | |
|--|--------------------------------------|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6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



Planning and Building Dept

Metrotown Plan



Printed on March 7, 2017

Sketch #2

Lu Tang, Vice President, Development
Belford Properties Limited Partnership
788-601 W Broadway
Vancouver, BC V5Z 4C2
tel: 604-559-3359

May 23, 2017

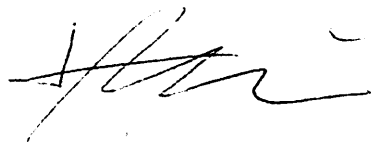
Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
4458 Beresford Street
Metrotown Town Centre Plan

I, Lu Tang, on behalf of Belford Properties have submitted this application for an amendment rezoning to Rezoning Reference #14-19, in order to rezone 4458 Beresford Street from the current CD Comprehensive Development District (based on the P1 Neighbourhood Institutional District, C2 Community Commercial District and RM5s Multiple Family Residential District) to the Amended CD Comprehensive Development District (based on the P1 Neighbourhood Institutional District, C2 Community Commercial District and RM5s Multiple Family Residential District) and Metrotown Town Centre Plan as guidelines. The intent of this rezoning application is to make minor amendments to the approved plan of development, including an expansion the proposed childcare component, the redistribution of the commercial component, and a revision to the architecture resulting from these internal changes.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Lu Tang, Vice president, Development
Belford Properties Limited Partnership