

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-24
2017 December 06

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Solterra Development Corp
#1 - 460 Fraserview Place
Delta, B.C V3M 6H4
Attn: Carl Funk
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** RM2 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and the Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6004, 6006 and 6018 Wilson Avenue
- 1.4 Location:** The subject site is located mid-block along Wilson Avenue, south of Kemp Street and north of Central Boulevard (Sketch #1 *attached*)
- 1.5 Size:** The site is rectangular in shape with an approximate lot width of 60.4 m (198 ft.), lot depth of 70.3 m (230.7 ft.), and total area of 4,242.5 m² (45,666 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 Wilson Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three properties at 6004, 6006 and 6018 Wilson Avenue that are zoned RM2 Multiple Family Residential District. The properties are occupied by three, older residential buildings, including two 11-unit apartment buildings built in 1954 and one 21-unit apartment building built in 1962.

To the north of the subject site, at the corner of Wilson Avenue and Kemp Street, is an older three storey apartment building. To the east is an older single family housing block fronting Kathleen Avenue. To the south is an older three storey apartment building. To the west are two older three-storey apartment buildings.

It is noted that an Initial Rezoning Report (Rezoning Reference #17-35) for the property at 5977 Wilson Avenue, to the west of the subject property, is also on Council's agenda. The purpose of the rezoning application is to permit the redevelopment of the site for the construction of a high-density apartment tower with townhouses at grade.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan Area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain Station. Specifically, high density multiple-family residential development east of Central Park is intended to have a tranquil park-like neighbourhood character, enhanced with public accessible pocket parks as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums that do not exceed four storeys.
- 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 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 a single high-rise apartment building with a low-rise or townhouse form oriented towards Wilson Avenue.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Wilson Avenue. Approximately 6.1 m (20 ft.) of dedication will be required at the rear of the subject site to allow for the construction of a lane connecting north to Kemp Street. Vehicular access to the site will be from the newly constructed lane.

- 4.2 In accordance with the CD (RM5s) District, the applicant could achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a per sq. ft. buildable estimate of value for the bonused density. 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 Wilson Avenue to its final Town Centre standard (two-lane collector) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction of a Neighbourhood Linkage along the north edge of the site as part of a future linkage between James Street to Kingsborough Street, including, landscaping, shared pedestrian and cycle path, and pedestrian lighting;
 - construction of the rear lane and any improvements needed to facilitate the opening of the lane at Kemp Street; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 0.2 m is required along Wilson Avenue to enable public realm construction to its final standard.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site.
- 4.6 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided, including a statutory right-of-way for the Neighbourhood Linkage along the north edge of the site.
- 4.7 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.8 An acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 4.9 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.
- 4.10 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.

- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required for Preliminary Plan Approval.
- 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 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.

LP

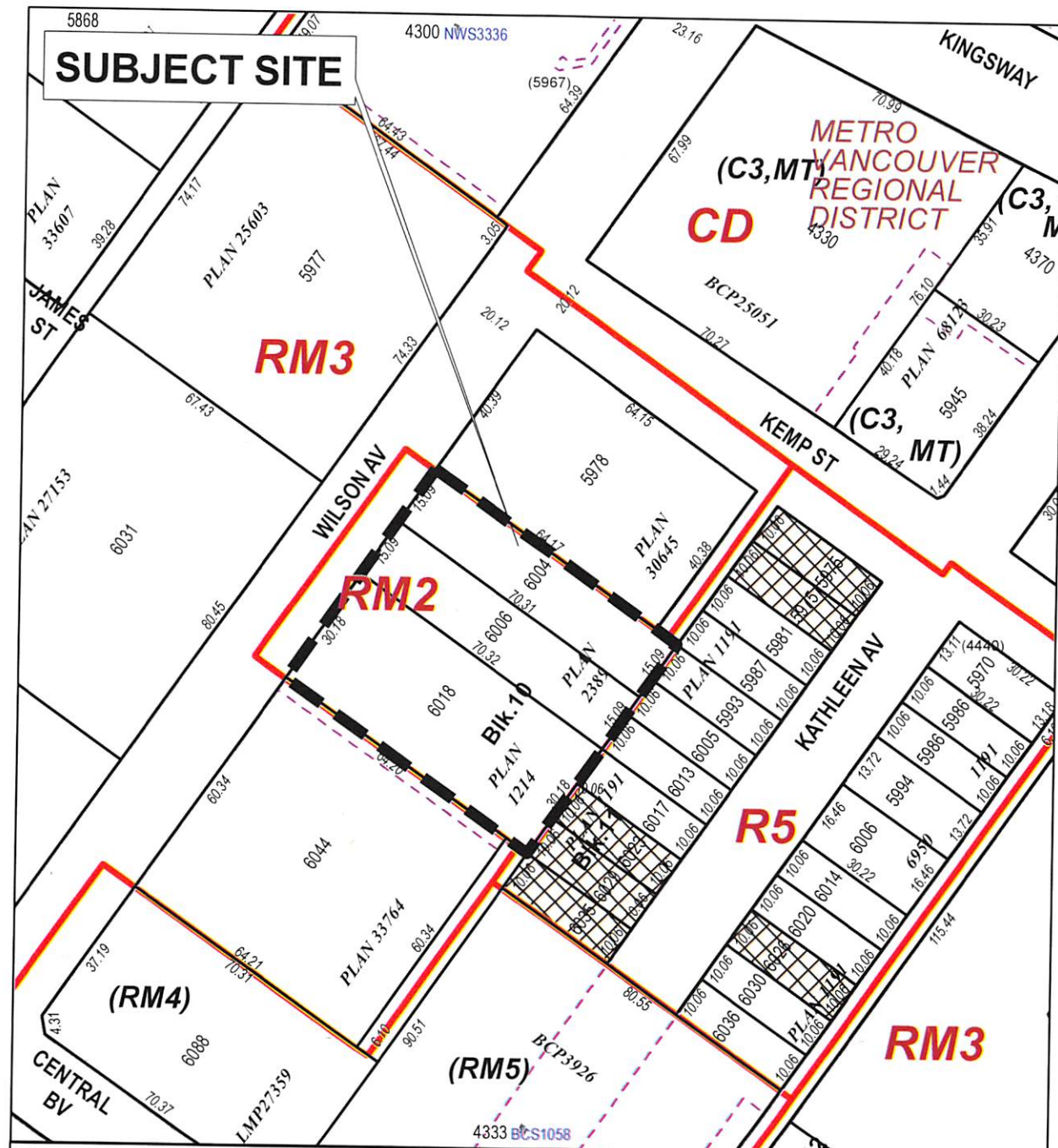
JD:eb
Attachments

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk

Schedule A

Rezoning Reference #17-24

ADDRESS	LEGAL DESCRIPTION	PID
6004 Wilson Avenue	Lot 11 District Lot 153 Group 1 New Westminster District Plan 2389	002-722-861
6006 Wilson Avenue	Lot 12 District Lot 153 Group 1 New Westminster District Plan 2389	002-459-965
6018 Wilson Avenue	Lot 5 District Lots 151 And 153 Group 1 New Westminster District Plan 1214	004-032-136



PLANNING & BUILDING DEPARTMENT



DATE:

OCT 31 2017

SCALE:

1:1,500

DRAWN BY:

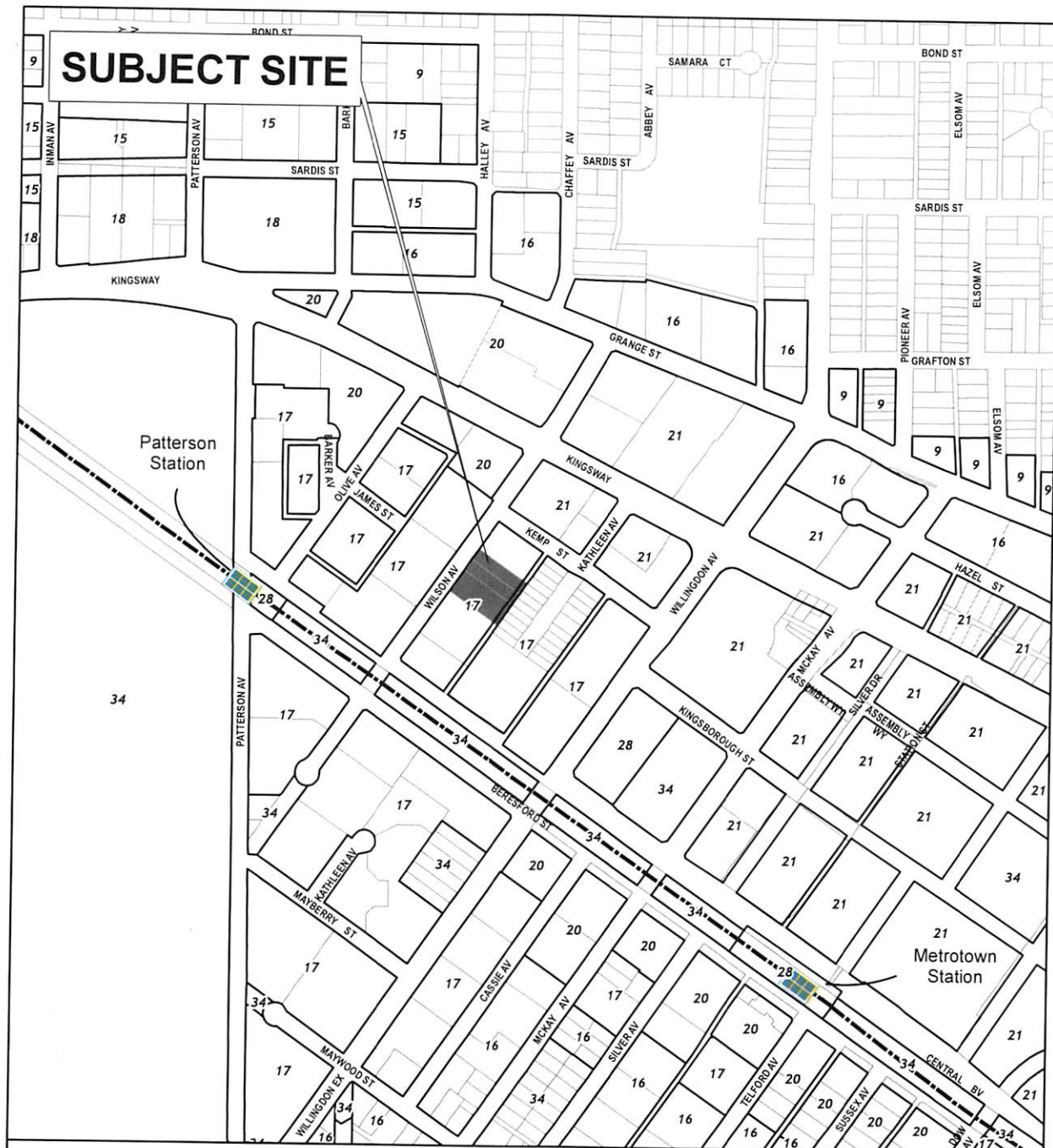
AY

REZONING REFERENCE #17-00024
6004, 6006 AND 6018 WILSON AVENUE



Subject Site

Sketch #1



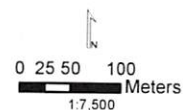
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan



Printed on October 31, 2017

Sketch #2

460 Fraser View Place
Delta, British Columbia
Canada V3M 6H4

T. 604.528.6010
F. 604.522.1604

www.solterradev.com

July 26, 2017

Jesse Dill, Community Planner
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
6004, 6006, 6018 Wilson Avenue
Burnaby, B.C

I, Carl Funk, on behalf of the owners of 6004, 6006 and 6018 Wilson Avenue, have submitted this application to rezone from the current RM2 Multiple Family Residential District to RM-5s Multiple Family Residential District as a guideline. The intent of this rezoning application is to permit the development of a 36 storey apartment building with townhouses on the ground plane with parking in compliance with the bylaw.

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,



Carl Funk, Development Manager
Solterra Development Corp.