

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-25 2017 December 06

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Intracorp Maywood Park LP
600-550 Burrard Street
Vancouver, BC V6C 2B5
(Attention Kyle Wright)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines) and P3 Public Park and Public Use District.
- 1.3 Address:** See Attached Schedule 'A'
- 1.4 Location:** The development site is located between McKay and Silver Avenues, south of Beresford Street and directly north of Maywood Park (Sketch #1 *attached*).
- 1.5 Size:** The development site is rectangular in shape with a frontage on McKay and Silver Avenues of approximately 47.55 m (156 ft.), and a site area of 3,013.6 sq. m. (32,438 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 full underground parking, as well as expand the southern boundary of Maywood Park to Maywood Street in line with the adopted Metrotown Downtown Plan.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject development site encompasses six properties at 6438, 6456 and 6468 McKay Avenue and 6443, 6455 and 6467 Silver Avenue. All of the properties are occupied by older single-family dwellings, except for the property at 6455 Silver Avenue which is vacant. The subject development site is zoned R5 Residential District.

This rezoning application also encompasses the properties at 4305 and 4325 Maywood Street (two legal lots), directly south of Maywood Park. Both sites are occupied with low-rise rental apartment buildings constructed in 1963 and 1964, respectively. The site at 4305 Maywood Street has 15 rental units and the site at 4325 Maywood Street has 16 rental units.

- 2.2 Directly to the north is a low-rise apartment building. Further north, along Beresford Street, are a number of development sites that have been constructed, are under construction or are under rezoning. To the east and west, across McKay and Silver Avenues are low-rise apartment buildings. Directly to the south is Maywood Park.

3.0 BACKGROUND INFORMATION

- 3.1 The subject development site is within the Maywood Neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline. 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 's' category parking standard of 1.1 spaces per unit given its strategic location near the 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 a single high-rise residential apartment building with full underground-parking. High quality building design and architecture expressed by a slender tower form and a strong relationship toward McKay and Silver Avenues, and Maywood Park, is expected.

- 3.2 The properties at 4305 and 4325 Maywood Street, as well as the abutting lane, are designated under the adopted Metrotown Downtown Plan (as well as under the previous 1977 Metrotown Development Plan) for future inclusion and expansion of Maywood Park to Maywood Street. The acquisition of lands designated for park use within Metrotown is generally pursued through the *Metrotown Open Space Program* and/or *Park Land Acquisition Program*, as they become available for purchase on a market basis, subject to Council review and approval to negotiate for their acquisition. From time to time, as such opportunities arise, the transfer of designated park lands held under private ownership to the City using a density transfer approach may also be achieved through the rezoning process. This can provide for the assembly/completion of designated park sites at no cost to the City through the allocation of the development density derived from the transferred park lands to appropriate development sites, in line with the adopted Metrotown Downtown Plan.

The expansion of the Maywood Park to Maywood Street encompasses a density transfer approach, in which the park expansion site would be transferred into City-ownership, at no cost to the City. In exchange, the residential density attributed to the park expansion site would be transferred to the subject development site directly north of Maywood Park (6438, 6456, and 6468 McKay Avenue and 6443, 6445 and 6467 Silver Avenue). The density attributed to the designated park expansion site would be based on the prevailing RM4s District designation for the area. The proposed acquisition approach for the properties at 4305 and 4325 Maywood Street would also be subject to the applicant operating the rental apartment buildings until early 2023, at which time the applicant would be responsible for improving the lands for public park use (grading and sod).

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject development site from the R5 Residential District to the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of a high-rise apartment building with full underground parking.

It is also requested that the properties at 4305 and 4325 Maywood Street be rezoned from the RM3 Multiple Family Residential District to the P3 Park and Public Use District in recognition of its intended public park use. It is acknowledged that the existing apartment buildings on the properties will be legal non-conforming with respect to siting and use.

- 4.2 In accordance with the CD (RM4s) District, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus, on its own. The density transfer from the expanded Maywood Park site (4305 and 4325 Maywood Street, as well as the abutting lane) would achieve a maximum residential density for the subject development site of 7.1 FAR (of which 2.17 FAR is bonused). The Realty and Lands Division will be requested to provide an estimate of value for the bonus density on the subject development site, as well as an estimate of value for the proposed density transfer attributed to the expanded park site at 4305 and 4325 Maywood Street (bonus), as well as the abutting lane (base and bonus). A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including:
- construction of McKay Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Silver Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;

- construction of Maywood Street to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - undergrounding of overhead lines on McKay Avenue; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 0.3 m is required along Maywood Street to enable construction to its final standard. No dedication is required along McKay or Silver Avenues.
- 4.5 The preparation of a Highway Closure Bylaw for the rear lane abutting 4305 and 4325 Maywood Street is required.
- 4.6 The undergrounding of existing overhead wiring abutting the subject site.
- 4.7 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.
- 4.8 Due to the subject site's proximity to the Expo Line SkyTrain, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.9 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.
- 4.10 The submission of a Green Building strategy for the subject site will be required.
- 4.11 A Tenant Assistance Plan has been prepared for the subject development site to assist and support tenants on site (including 4305 and 4325 Maywood Street), in line with the Council-adopted Tenant Assistance Policy.
- 4.12 The consolidation of the subject site into one legal parcel will be required.
- 4.13 The submission of an on-site Stormwater Management Plan will be required.
- 4.14 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.15 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.16 The provision of an approved on-site residential loading facility will be required.

4.17 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

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

5.0 RECOMMENDATIONS

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.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Cultural Commission for information purposes.

LP.

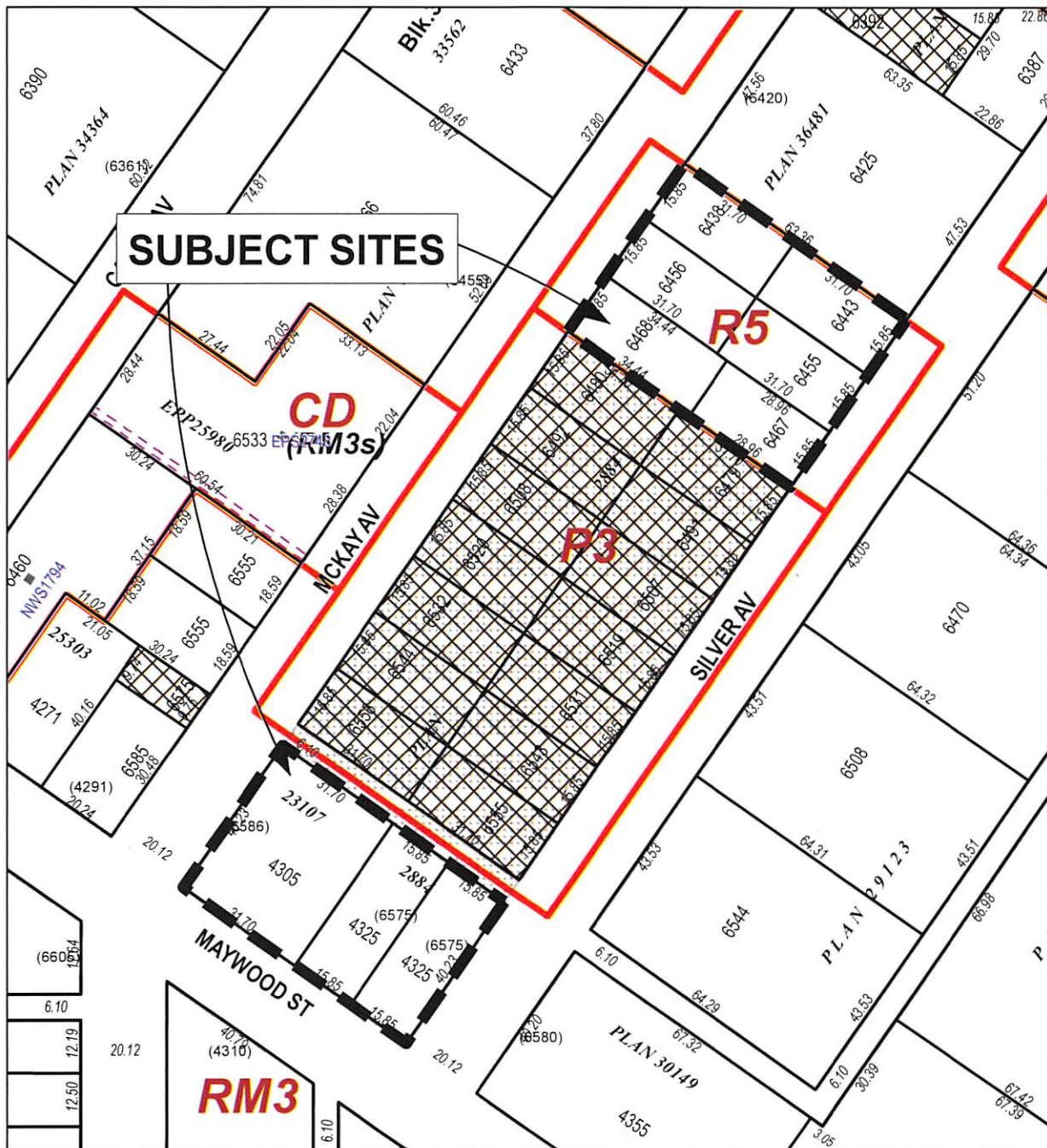
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Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
Director Public Safety and Community Services
City Solicitor
City Clerk

SCHEDULE A

REZONING 17-00025

| ADDRESS | LEGAL DESCRIPTION | PID |
|-----------------|---|-------------|
| 6438 McKay Ave. | Parcel "E" (H94881E) Lot 14 DL 151 and 153 Group 1 NWD Plan 2884 | 002-976-641 |
| 6456 McKay Ave | Westerly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on McKay Avenue by a uniform depth of 104 feet | 010-745-190 |
| 6468 McKay Ave. | Lot 12 Except Parcel "A" DL 153 Group 1 NWD Plan 2884 | 002-797-976 |
| 6443 Silver Ave | Easterly half Lot 14 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet | 010-745-254 |
| 6455 Silver Ave | Easterly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet | 010-745-246 |
| 6467 Silver Ave | Parcel A (Explanatory Plan 13719) of Lot 12 DL 151 and 153 Group 1 NWD Plan 2884 | 002-594-382 |
| 4305 Maywood St | Lot "D" DL 153 Group 1 NWD Plan 23107 | 002-849-640 |
| 4325 Maywood St | Lot 3 DL 153 Group 1 NWD Plan 2884 | 003-089-215 |
| 4325 Maywood St | Lot 4 DL 153 Group 1 NWD Plan 2884 | 003-089-258 |



PLANNING & BUILDING DEPARTMENT



DATE:
OCT 31 2017

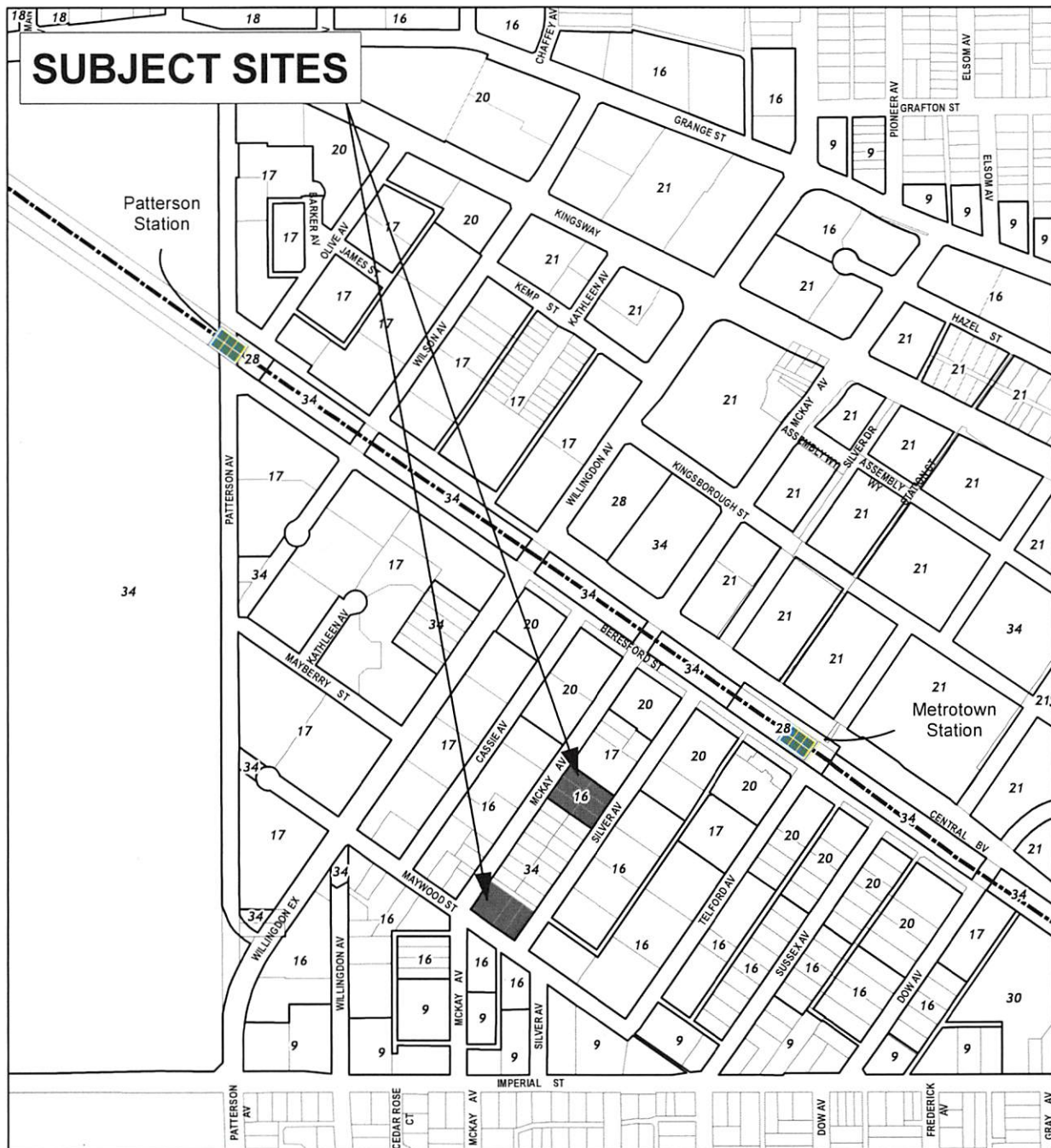
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REZONING REFERENCE #17-00025
6438, 6456 AND 6468 MCKAY AVENUE
6443, 6455 AND 6467 SILVER AVENUE
4305 AND 4325 MAYWOOD STREET

 Subject Sites

Sketch #1



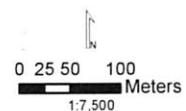
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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





July 20, 2017

HAND DELIVERED

Zeralynne Te
Community Planner
City of Burnaby
4949 Canada Way, Burnaby, BC

Dear Zeralynne:

RE: Rezoning Application: "Maywood" 6438-6468 McKay Ave, 6443-6467 Silver Ave & 4305-4325 Maywood Street

Please accept this letter and the attached rezoning application for the above noted addresses.

On behalf of Intracorp (IPL), I write to indicate IPL's intent to redevelop the subject lands to multi-family residential in a high-rise form, consistent with the policies set out in the recently adopted Metrotown Downtown Plan. This will be Intracorp's eighth residential property in Burnaby and the entire company is excited to build on our legacy and reputation in the Metrotown neighbourhood.

Intracorp owns 0.75 acres (32,448 square feet) of land within 6 subdivided lots at 6438-6468 McKay Avenue and 6443-6467 Silver Avenue. The lots are currently zoned R5. Four of the lots are currently improved with single detached homes, which will be demolished prior to rezoning for lot consolidation. Two of the lots are presently vacant. The proposed zoning of these lands will be CD, based on the RM4s designation as set out in Metrotown Downtown Land Use Plan. Legal descriptions and ownership of the properties are shown on the enclosed Land Title documents.

In addition, Intracorp has negotiated binding Purchase & Sale Agreements with 4305 & 4325 Maywood St, the two park designated parcels located to the south of Maywood Park. These lots have a total of 27,442 square feet of land that is designated as an expansion of Maywood Park. These lots are presently zoned RM3 and are improved by two three storey woodframe apartment buildings, constructed in the early 1960's. In total, the two buildings contain 32 rental units. These rental buildings which are past their economic life will be demolished as part of the Maywood Park expansion. A tenant relocation plan for the 32 units will be presented for Staff's consideration.

To fulfill the vision of the Metrotown Downtown Plan with the expansion and enhancement of Maywood Park for the benefit of the citizens of Burnaby, Intracorp has acquired the two Maywood Street parcels with the intention of assigning the properties to the City of Burnaby. In exchange for this assignment, this application contemplates the rezoning of the Maywood Street properties to RM4s with the intention of transferring the available density to the proposed high-rise tower located on the 6-lot assembly owned by Intracorp. Under the RM4(s) designation, 4305 and 4325 Maywood Street would have 98,791 square feet of available density for transfer (2.5 base plus 1.1 bonus).



In total, the proposed development will comprise 215,604 square feet, based on the maximum 3.6 FAR permitted under the RM4s designation, which is summarized as follows:

| | |
|-----------------------------|---|
| <u>Site Area:</u> | 32,448 square feet (6438-6468 McKay Ave & 6443-6467 Silver Ave) |
| | + |
| | 27,442 square feet (4305 & 4325 Maywood Street) |
| <u>Total Base 2.5 FAR:</u> | 149,725 square feet |
| <u>Total Bonus 1.1 FAR:</u> | 65,879 square feet |

In closing, we feel strongly that the proposed application will be highly desirable for residents of the emerging Maywood neighbourhood and Burnaby citizens as a whole and look forward to working together to expeditiously move this application forward for Council's consideration. Here's a brief snapshot of the community benefits that we see resulting from this proposed development:

- Early expansion and enhancement of Maywood Park for the enjoyment of new and existing Metrotown residents
- Financial contributions to the City, estimated to be in excess of \$29 million, in the form of density payments relating to the park density transfer lands, bonus density applicable to Intracorp's 6 lot assembly, in addition to development cost charges
- A significant increase in the amount and diversity of Metrotown's housing stock
- Construction of a tower with a high level aesthetic design, in keeping with Intracorp's established reputation in Metrotown

We are working to provide you with an updated design drawing package for the end of July, which shows how design has advanced since our last discussion of this application. I'm looking forward to working with you over the coming months to create a Suitable Plan of Development for these properties.

Yours truly,
INTRACORP MAYWOOD PARK LP


Kyle Wright
Development Manager