

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-32 2017 December 06

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Blue Sky Properties Inc.
Suite 1201 - 838 West Hastings Street
Vancouver, BC V6C 0A6
(Attention: Mark Kopinya)
- 1.2 Subject:** Application for the rezoning of:
Lot 58, District Lots 151 and 153, Group 1, NWD Plan 25603
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM5s Multiple Family District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 5977 Wilson Avenue
- 1.4 Location:** The subject site is located on Wilson Avenue, between Kingsway and Central Boulevard (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a lot width of approximately 74.33 m (244 ft.) and an area of approximately 5,018.2 m² (54,015 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 a high-density multiple-family residential apartment with townhouses fronting Wilson Avenue and full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is located on the west side of Wilson Avenue, south of Kingsway. The site is currently improved with 62 older apartment units within two buildings, a central courtyard, and surface parking, all of which were constructed in 1963.

- 2.2 To the north is a mixed-use development oriented towards Kingsway with at-grade retail and residential apartments behind. To the south, east and west are older low-rise apartments.

3.0 BACKGROUND INFORMATION

- 3.1 The development 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 developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with publically 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 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 a single high-rise apartment building with a three storey 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 three storey townhouse form oriented towards Wilson Avenue. Vehicular access to the site is via the rear lane.
- 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. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide as 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 south edge of the site connecting James Street/lane to Wilson Avenue, including, landscaping, shared pedestrian and cycle path, 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 3.3 m is required along Wilson Avenue to enable public realm construction to its final standard.
- 4.5 Any necessary easements and covenants for the site are to be provided, including a statutory right-of-way for the Neighbourhood Linkage along the south edge of the site, connecting James Street/lane to Wilson Avenue.
- 4.6 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.7 Due to proximity to Kingsway, Central Boulevard, and the Patterson SkyTrain Station, an acoustical 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 size 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 apartment units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required for Preliminary Plan Approval.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.13 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.14 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

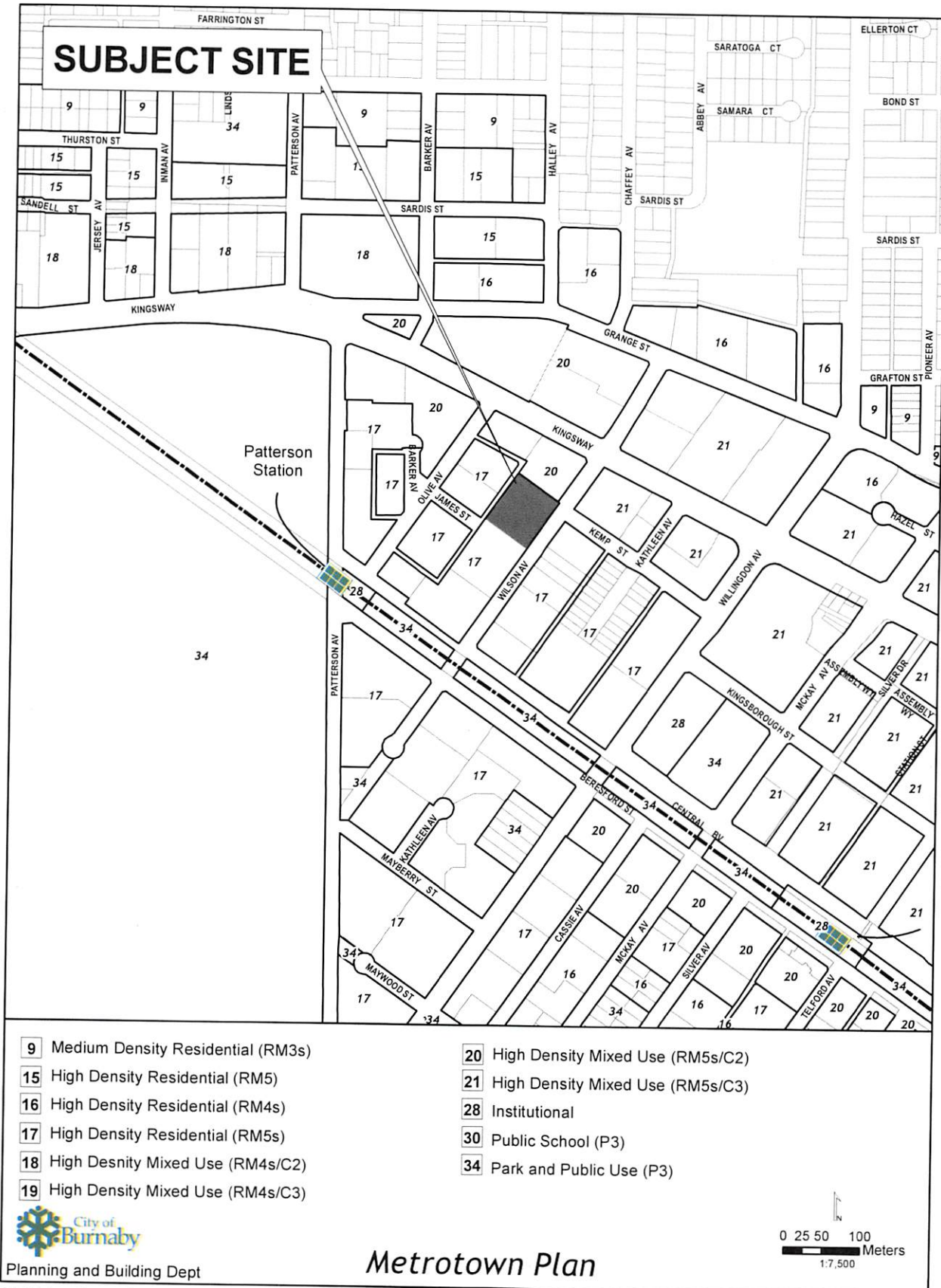
5.0 RECOMMENDATION

- 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.

ZT:eb
Attachments

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



Planning and Building Dept

Printed on November 6, 2017

Sketch #2

August 3rd, 2017

Mark Kopinya
Director Development
Blue Sky Properties
838 W. Hastings
Vancouver, B.C., V6C 0A6

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

Re: Rezoning Letter of Intent
5977 Wilson Avenue, Burnaby, B.C.

Dear Mr. Pelletier,

Please accept this application on behalf of BlueSky Properties to rezone the site at 5977 Wilson Avenue from the current RM3 Residential Multiple Family District to the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and the Metrotown Downtown Plan as guidelines). The subject property is located within the Central Park East neighbourhood of the Metrotown Downtown Plan. The intent of this rezoning application is to develop a high-rise multi-family residential apartment building (approximately 42 storeys) to a maximum density of 5.0 FSR (+/- 268,978 s.f.) inclusive of the available 1.6 FAR Amenity Density Bonus. Parking for the project will be located on several levels of below grade, accessed from the rear lane.

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

Sincerely,



Mark Kopinya
Director, Development
Blue Sky Properties