

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-26 2018 JANUARY 24

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Telford Avenue Project LP
600-550 Burrard Street
Vancouver, BC V6C 2B5
Attention: Kyle Wright
- 1.2 Subject:** Application for the rezoning of:
Lot 66 District Lot 153 Group 1 NWD Plan 26877
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines).
- 1.3 Address:** 6525 Telford Avenue
- 1.4 Location:** The subject site is located on Telford Avenue, south of Beresford Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Telford Avenue of approximately 67.0 m (220 ft.), and an area of approximately 4,510.7 m² (48,553 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 development of a single high-rise apartment building with townhouses fronting Telford Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site at 6525 Telford Avenue is improved with a 54-unit, three-storey low-rise rental apartment building that was constructed in 1965. Vehicular access to the site is currently provided via a rear lane. The subject site is zoned RM3 Multiple Family Residential District.

- 2.2 Directly to the north is Metro Place, a high-density mixed use development which was developed by the rezoning applicant under Rezoning Reference #08-05. Further to the north, is the Metrotown SkyTrain Station (Expo Line SkyTrain) and Central Boulevard. To the south, east and west are low-rise apartment buildings.

3.0 BACKGROUND INFORMATION

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 RM5s 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 (Expo Line Skytrain), 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 townhouses fronting Telford Avenue, full underground parking, and an east-west linkage along the north property line. Vehicular access to the site would be via the rear lane.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of a single high-rise residential apartment building with townhouses fronting Telford Avenue full underground parking, and an east-west linkage along the north property line (complementing the linkage to the north that was established under Rezoning Reference #08-05).
- 4.2 In accordance with the CD (RM5s) District, the subject development site would achieve a maximum 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 an estimate of value for the bonus density on the subject site. 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 Telford Avenue to its final Local Road standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;

- construction of a Neighbourhood Linkage along the north property line, connecting Telford Avenue to the rear lane, with landscaping, shared pedestrian and cycle path and pedestrian lighting;
- undergrounding of overhead lines within the rear lane; and,
- storm, sanitary sewer and water main upgrades as required.

A 4.0 m (13 ft.) statutory right-of-way along the north property line is required for a Neighbourhood Linkage, connecting Telford Avenue to the rear lane.

- 4.4 No dedication is required along Telford Avenue. The closure of a redundant portion of lane (27.6 m²/297 sq. ft.) at the northwest corner of the site for consolidation with the overall development site is proposed (subject to legal survey): A Road Closure application will be required in conjunction with this rezoning. Further reports will be submitted for Council approval regarding advancement of the road closure bylaw, and the value of the road closure area, prior to Third Reading.
- 4.5 The preparation of a Highway Closure Bylaw for the redundant portion of lane is required.
- 4.6 The underground of existing overhead wiring abutting the subject site (rear lane) is required.
- 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 the enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.8 Due to the subject site's proximity to the Metrotown SkyTrain Station (Expo Line SkyTrain), an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.9 In line with 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 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.12 The submission of an on-site Stormwater Management Plan will be required.
- 4.13 The submission of a detailed plan for an engineered Sediment Control System will be required.

- 4.14 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.15 The provision of an approved on-site residential loading facility will be required.
- 4.16 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS:

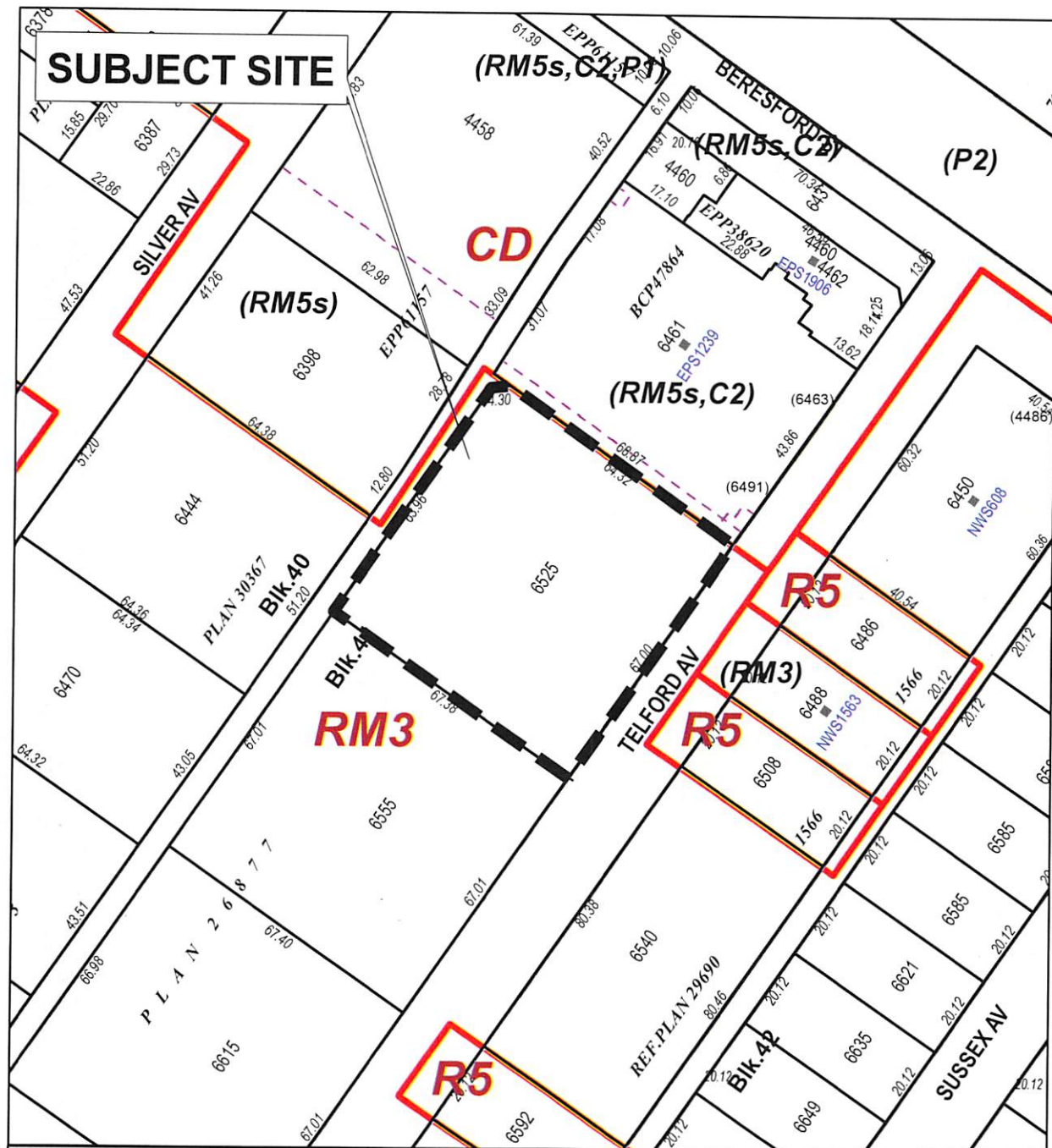
1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **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 Public Safety and Community Services
Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 04 2017

SCALE:

1:1,500

DRAWN BY:

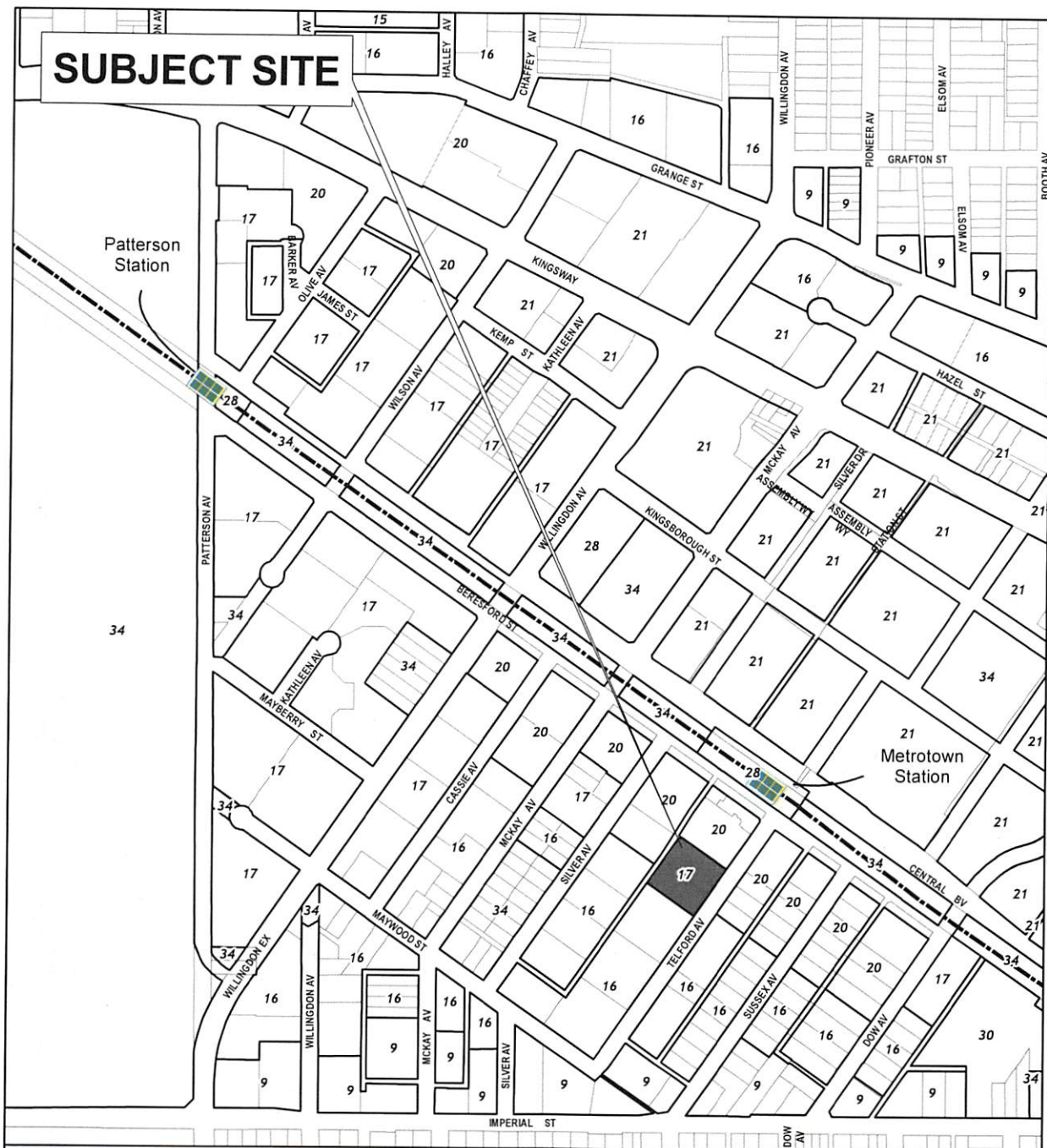
AY

REZONING REFERENCE #17-26
6525 TELFORD 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)

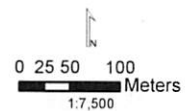
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on January 4, 2018

Metrotown Plan



Sketch #2



July 20, 2017

HAND DELIVERED

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

Dear Zeralynne:

RE: Rezoning Application: "Telford" 6525 Telford Avenue

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, including at grade townhomes, consistent with the policies set out in the recently adopted Metrotown Downtown Plan. This will be Intracorp's ninth residential property in Burnaby (including "Maywood", a concurrent rezoning application). We are excited to build a new Intracorp community adjacent to Metroplace, a previous success for our company that we feel has been a great addition to the Metrotown neighbourhood.

The subject property is a single lot, bound by Telford Avenue to the east and an existing lane to the west. Our former Metroplace project and Metrotown Skytrain Station are located to the north. The site is approximately 1.1 acres (surveyed at 4,509 square meters). The property is currently zoned RM3 and is improved with a single, three storey woodframe rental apartment building, containing 54 rental units. All units except for one are currently tenanted. The rental building has been owned by Intracorp since 2016 and is approaching the end of its economic life. A generous tenant relocation plan for the 53 tenanted units will be presented for Staff's consideration. The proposed zoning of these lands will be CD, based on the RM5s designation as set out in Metrotown Downtown Land Use Plan.

In total, the proposed development will comprise 242,675 square feet (including FAR exclusions), based on the maximum 5.0 FAR permitted under the RM5s designation, which is summarized as follows:

<u>Site Area:</u>	48,535 square feet (6525 Telford Ave)
<u>Total Base 3.4 FAR:</u>	165,019 square feet
<u>Total Bonus 1.6 FAR:</u>	77,656 square feet

In closing, we feel strongly that the proposed application will be an attractive addition to the Metrotown neighbourhood and a valuable transit-oriented addition to Burnaby's housing stock. Our consultant team



and I are looking forward to working with you to expeditiously move this application forward for Council's consideration. Here's a summary of the community benefits that we see resulting from this proposed development:

- Over three hundred homes built, in a highly connected transit hub, located steps from Metrotown Skytrain station and some of the best retail and amenities in Burnaby
- Continuation of the Beresford Street Art Walk, with a public art addition that inspires and provides visual interest to Telford Avenue
- Enhancing the interface of the east-west connection with the property to the north
- Financial contributions to the City, estimated to be in excess of \$22 million, in the form of bonus density payments and development cost charges
- A significant increase in the diversity of Metrotown's housing stock, with a unit mix that includes townhomes, as well as an even mix of studio, one bed, one bed and den, two bed, and three bedroom homes
- 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 by mid-August, 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,
TELFORD AVENUE PROJECT LP

Kyle Wright
Development Manager