

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-30
2018 JANUARY 24

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Accorde Properties Corp
2000 - 1066 W Hastings Street
Vancouver, BC V6E 3X2
Attention: Edward Archibald
- 1.2 Subject:** Application for the rezoning of:
See *attached* Schedule A
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6556, 6566, 6580 and 6596 Marlborough Avenue
- 1.4 Location:** The subject site is located at the northeast corner of Marlborough Avenue and Grimmer Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with an approximate lot width of 100.6 m (330 ft.), lot depth of 33.7 m (110.6 ft.), and total approximate area of 3,378.1 m² (36,361.5 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 Marlborough Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of five properties at 6556, 6566, 6580 (two properties) and 6596 Marlborough Avenue that are zoned RM3 Multiple Family Residential District. The properties are occupied by three residential rental apartment buildings built between 1951 and 1964, and a single family dwelling built in 1937. According to City records, the apartment buildings include a 9-unit building, a 10-unit building, and a 17-unit building.

To the north of the subject site is an older three storey apartment building. To the east, across a lane, are two older three-storey apartment buildings fronting Burlington Avenue. To the south, across Grimmer Street, is an older three storey apartment building. To the west, across Marlborough Avenue, is Lobley Park, two-storey rowhouses fronting Grimmer Street, and a 37-storey apartment building with ground oriented townhouses along Dunblane and Marlborough Avenues, which is currently under construction (Rezoning Reference #13-14).

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Marlborough neighbourhood of the Metrotown Downtown Plan area (see Sketches #1 and #2 *attached*). The adopted Plan identifies this neighbourhood as the eastern gateway into Metrotown with a diverse neighbourhood character. Development proposals should appropriately relate to the surrounding land use designations and neighbourhood context, including Lobley Park, high-density residential development to the west, and high-density mixed-use designations to the north and east along Kingsway and Royal Oak Avenue, respectively.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM4s Multiple Family Residential District. This designation supports mid to high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums. 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 SkyTrain Stations, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the subject site would consist of a single mid to high-rise apartment building with a low-rise or townhouse forms oriented towards Marlborough Avenue.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Marlborough Avenue. Vehicular access to the site will be from the lane accessed from Grimmer Street.
- 4.2 In accordance with the CD (RM4s) District, the applicant could achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 FAR 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 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:
- construction of Marlborough Avenue to its final Town Centre local standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction of Grimmer Street to its final Town Centre local standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - improvements to the rear lane as required; and,
 - storm sewer, sanitary sewer and water main upgrades as required.
- 4.4 Any required road dedications and/or statutory rights-of-way along Marlborough Avenue and Grimmer Street are to be determined as part of a suitable road geometric.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site is required.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site are to be provided.
- 4.7 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.8 Approval of 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 is required for Preliminary Plan Approval.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan is required.
- 4.13 The provision of an approved on-site residential loading facility is required.
- 4.14 The provision of a covered car wash stall is required. A detailed plan of the subject facility needs to be submitted to the Engineering Environmental Services Division for approval.

- 4.15 The pursuance of Storm Water Management Best Practices in line with established guidelines is required.
- 4.16 Parkland Acquisition, Metrotown Open Space, 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 RECOMMENDATION

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

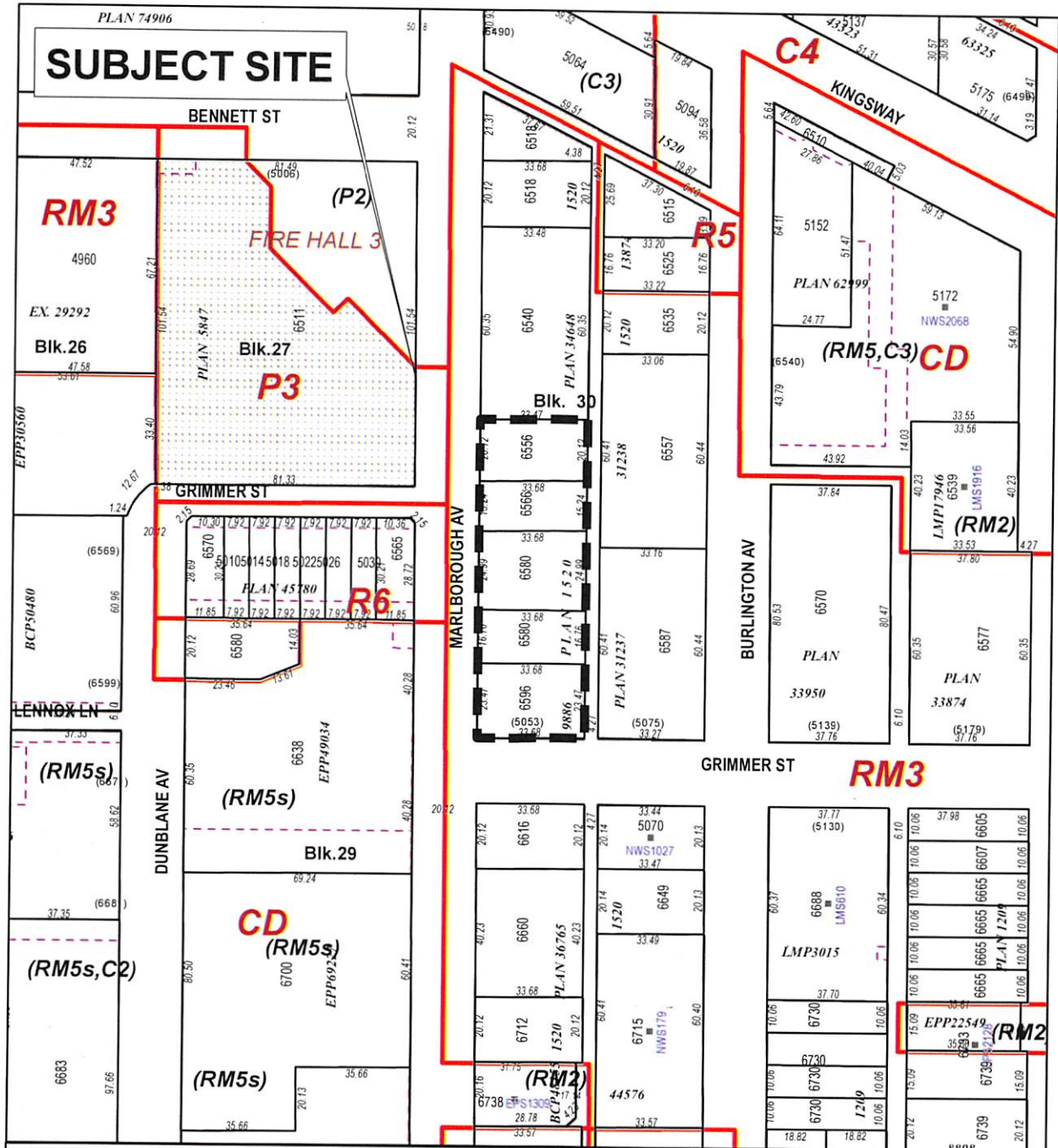
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Attachments

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

SCHEDULE A
REZONING 17-00030

ADDRESS	LEGAL DESCRIPTION	PID
6556 Marlborough Ave	Lot 12 District Lot 152 Group 1 New Westminster District Plan 1520	009-893-318
6566 Marlborough Ave	Lot 11 District Lot 152 Group 1 New Westminster District Plan 1520	003-308-928
6580 Marlborough Ave	Lot 9 Except the south 11 feet (Explanatory Plan 9886); District Lot 152 Group 1 New Westminster District Plan 1520	012-196-401
6580 Marlborough Ave	Lot 10 District Lot 152 Group 1 New Westminster District Plan 1520	012-196-428
6596 Marlborough Ave	Parcel "A" (Explanatory Plan 9886) of Lots 8 and 9 District Lot 152 Group 1 New Westminster District Plan 1520	002-739-097



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 04 2017

SCALE:
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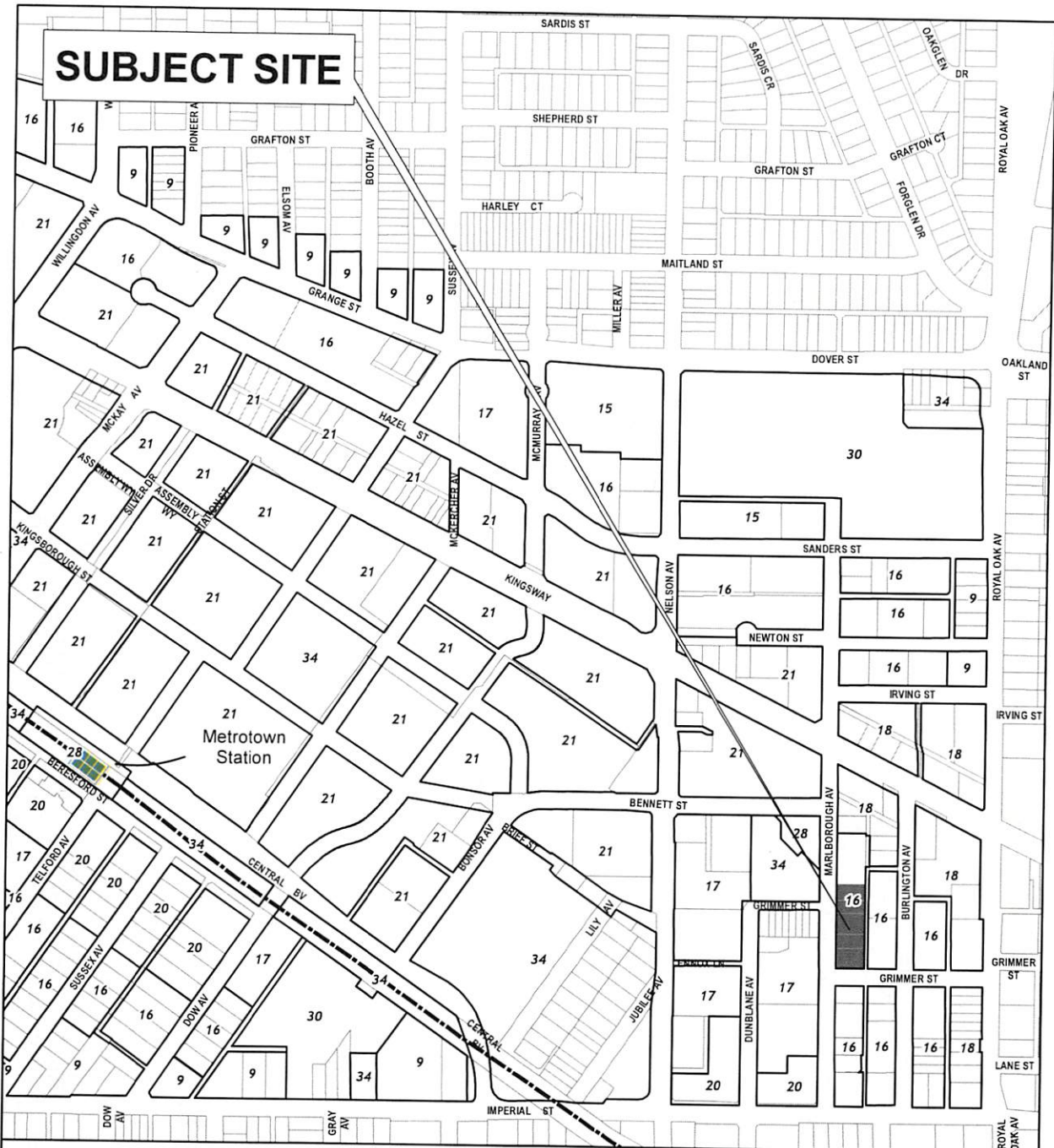
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REZONING REFERENCE #17-30
6556, 6566, 6580 AND 6596 MARLBOROUGH AVENUE



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)

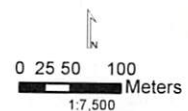
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

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Metrotown Plan



Sketch #2

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Vancouver, BC V5L 1W2

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www accordeproperties.com
Email edward@accordeproperties.com

August 2nd, 2017

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

Attention: Lou Pelletier, Director

RE: Letter of Intent for the Rezoning of 6556-6596 Marlborough Avenue, Burnaby (Metrotown Community Plan

Accorde Properties intends to propose the Rezoning of the Subject Property, 6556, 6566, 6580 & 6596 Marlborough Avenue pursuant to the newly adopted Metrotown Official Community Plan. The existing zoning is RM3 which the intent for the Rezoning to become a CD Comprehensive Development District based on the RM4's Multiple Family Residential District) and the Metrotown Community Plan as Guidelines. The intent of the Rezoning Application is to construct 1 Tower with at Grade townhomes along with a below grade parking structure.

The Property is currently occupied by 3 Apartment Buildings constructed in the 1950s along with a single Family House of a similar era The Applicant intends to work extensively with Staff to present a comprehensive Tenant Assistance Plan for the existing tenants.

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

Sincerely,



Edward Archibald,
President

Accorde Properties Corp

604-379-2212

edward@accordeproperties.com