

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-35 2018 JANUARY 24

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Brook Pooni Associates Inc.
Suite 200- 1055 West Hastings Street
Vancouver, BC V6E 2E9
Attn: Blaire Chisholm
- 1.2 Subject:** Application for the rezoning of:
Lot 98 District Lot 151 Group 1 New Westminster District Plan 34618
- From:** RM3 Multiple Family District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 5852 Patterson Avenue
- 1.4 Location:** The subject site is located mid-block along Patterson Avenue, south of Kingsway and north of Central Boulevard (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with an approximate lot width of 50.3 m (165 ft.), lot depth of 36.6 m (120 ft.), and total area of 1,839.4 m² (19,799.1 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 Patterson Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single property at 5852 Patterson Avenue that is zoned RM3 Multiple Family District. The property is occupied by a 30-unit three-storey residential rental building constructed in 1969.

To the north and east of the subject site is the recently developed “Aldynne” high-rise apartment building that is pending occupancy (Rezoning Reference #11-31). Also to the east is a three-storey apartment building constructed in 1969 that shares an east-west and north-south lane with the subject site. To the south is a mid-rise apartment building constructed in 1979. To the west, across Patterson Avenue, is Central Park.

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 fronting bounding streets.

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 low-rise or townhouse form oriented towards Patterson Avenue.

4.0 GENERAL INFORMATION

4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Patterson Avenue. The developer has voluntarily committed to provide approximately 31 units in the development as rental units for a minimum of 10 years. Vehicular access to the site is currently from Patterson Avenue; however, access will be taken from the lane or future statutory right-of-way off Barker Avenue.

4.2 In accordance with the CD (RM5s) District, and based on the subject site’s lot area, the applicant could achieve a maximum market residential density of approximately 4.7 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 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 Patterson Avenue to its final Town Centre standard;
 - any improvements required to bring the lane to City standard; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 3.0 m is required along Patterson 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.
- 4.7 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.10 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.
- 4.11 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.
- 4.12 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.14 The provision of covered car wash stalls will be required. A detailed plan of the subject facilities will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.15 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 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 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.

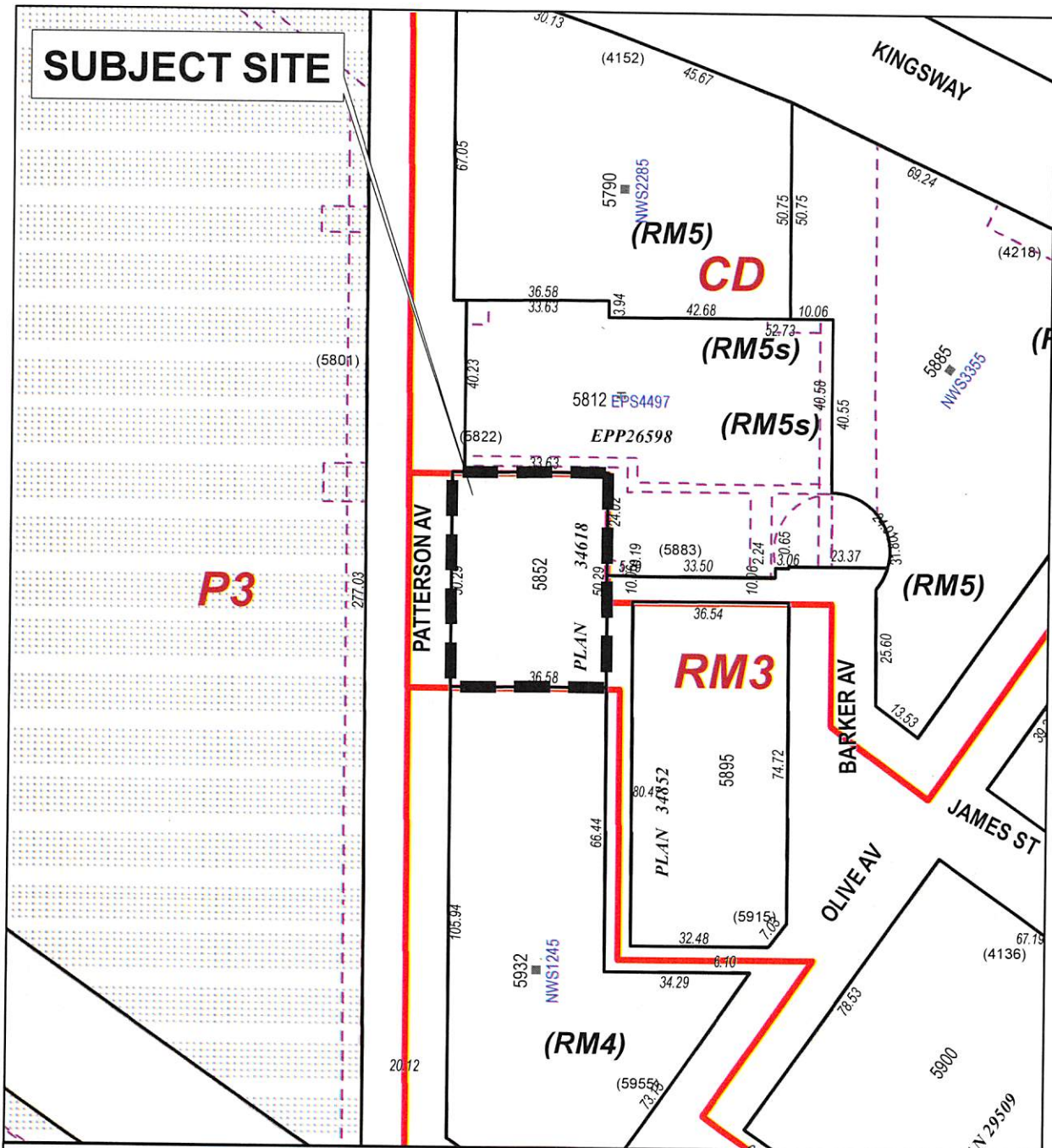
LP

JD:eb

Attachments

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

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 06 2017

SCALE:

1:1,500

DRAWN BY:

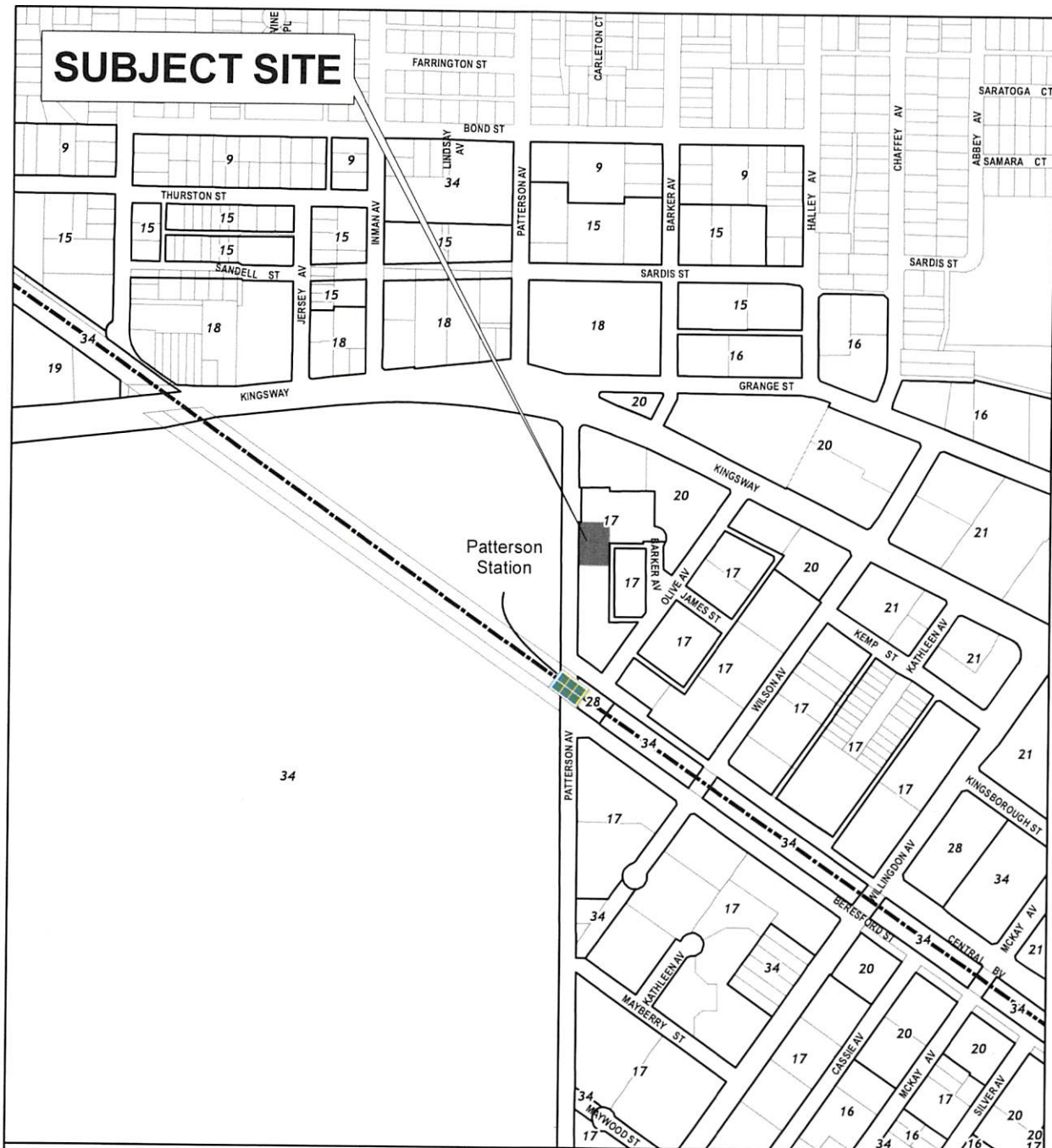
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REZONING REFERENCE #17-00035
5852 PATTERSON AVENUE



Subject Site

Sketch #1

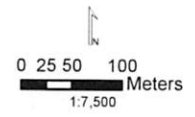


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|-------------------------------------|-------------------------------------|
| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan





Brook Pooni Associates Inc.
Suite 200-1055 West Hastings Street
Vancouver, BC V6E 2E9
www.brookpooni.com
T 604.731.9053 | F 604.731.9075

August 15, 2017

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

Dear Mr. Dill:

RE: Planning and Design Rationale for Rezoning for 5852 Patterson Avenue, Burnaby

Artillery Developments Inc., (Artillery) owners of 5852 Patterson Avenue (site), is proposing to rezone the site from RM3 to CD based on RM5s to allow for a multi-family residential building containing both stratified and rental units.

Site and Policy Context

The site is located within the Central Park East neighbourhood of Metrotown (site outlined in red in Figure 1 below).

Figure 1. Site context



The site is currently improved with a three-storey, 30-unit rental building, which is close to 50 years old and near the end of its life span, and the costs to maintain the building are becoming unviable. The property is managed by Prospero International Realty Inc. Adjacent uses include multi-family residential to the north (Aldynne by Polygon Homes - a 34-storey residential building currently under construction), a lane to the east, an established multi-family apartment to the south, and Central Park to the west.



Adopted in July 2017, the Metrotown Downtown Plan characterizes the neighbourhood as an area for "future high density multi-family developments." The Plan designates the site as High Density Residential - RM5s, which allows for mid-to-high-rise residential buildings with ground-oriented residential up to a maximum density of 5.0 FSR.

Proposal

Artillary's proposal is to rezone the site from RM3 to CD based on RM5s to allow for a high-density, multi-family residential development that is consistent with the Metrotown Development Plan and adjacent developments. The proposal is seeking to achieve the maximum density permitted under the RM5s zone. The site is an ideal location for higher density given its proximity to rapid transit, Patterson Skytrain Station (140m), frequent bus service along Kingsway (160m), and amenities including Central Park directly across Patterson Avenue.

The proposal includes a mix of housing types including ground-oriented townhouses fronting onto Patterson Avenue and apartment units with unit sizes ranging from studios to three-bedrooms. A mix of housing tenures is also proposed including strata and rental - the existing rental units will be replaced at a one-to-one rate, which ensures a zero net loss of rental units as a result of the proposed redevelopment. A tenant relocation plan will be developed to assist the existing renters with the transition.

The Metrotown Downtown Plan's Urban Design Guidelines stipulate that a minimum area of 24,000 sq.ft. is required for new high rise developments containing one tower. 5852 Patterson Avenue has a total area of 19,800 sq.ft. We are requesting a variance to allow for the development of a high rise building on the site.

Urban Design

The proposed design of the building responds to the Metrotown Downtown Plan and is consistent with the surrounding architectural context of the neighbourhood.

Ground-oriented townhouses are proposed along Patterson Avenue, which frames the street and provides an appropriate transition between the tower and public realm. The proposed tower will be orientated east west, allowing for maximum sun exposure, privacy, and views of Central Park. In addition, the proposed building is positioned among existing towers, which minimizes its shadow impact on Central Park.

Over 50% of the site will be maintained as open space including building setbacks and public realm dedication. The open space will also be extensively landscaped to provide pleasant semi-private spaces for residents and a good interface with Central Park across the street.

We look forward to working with staff on this rezoning application for 5852 Patterson Avenue.

Yours truly,

Blaire Chisholm, Vice President
Brook Pooni Associates