



Item .....
Meeting ..... 2018 January 29

COUNCIL REPORT

**TO:** CITY MANAGER 2018 January 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-25**  
**A Single High-Rise Apartment Building and Maywood Park Expansion**  
Metrotown Downtown Plan

**ADDRESS:** See *attached* Schedule 'A' (see *attached* Sketches #1 and #2)

**LEGAL:** See *attached* Schedule 'A'

**FROM:** R5 Residential District and RM3 Multiple Family Residential District

**TO:** P3 Park and Public Use District and CD Comprehensive Development District  
(based on the RM4s Multiple Family Residential District and Metrotown  
Downtown Plan as guidelines and in accordance with the development plan  
entitled "Maywood Park Multi-Residential Development" prepared by NSDA  
Architects and Connect Landscape Architecture)

**APPLICANT:** Intracorp Maywood Park LP  
600 – 550 Burrard Street  
Vancouver, BC V6C 2B5  
(Attention: Kyle Wright)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
2018 February 27.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the transfer of density from the expanded park site (4305 and 4325 Maywood Street, and the abutting lane) be approved for the subject development site in accordance with the terms outlined in Section 3.3 of this report.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 February 05 and to a Public Hearing on 2018 February 27 at 7:00 p.m.

4. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all improvements within the development site (6438, 6456 and 6468 McKay Avenue and 6443 and 6467 Silver Avenue).
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.4 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The completion of the Highway Closure Bylaw.
- h) The consolidation of the net project site into one legal parcel.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j) The granting of a Section 219 Covenant:
  - restricting enclosure of balconies;
  - indicating that project surface driveway access will not be restricted by gates;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - ensuring the provision and ongoing maintenance of Electric Vehicle (EV) charging stations as outlined in Section 3.2 of this report;

- ensuring that the density of development complies with the approved CD zoning for the site, as outlined in Section 3.3 of this report;
  - ensuring that seven handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
  - guaranteeing the provision and ongoing maintenance of public art.
- k) The completion of an Operations Agreement for the remaining rental apartment use within the park expansion site (4305 and 4325 Maywood Street), as outlined under Section 3.3 of this report.
- l) The review of a detailed Sediment Control System by the Director Engineering.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- p) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- q) The review of on-site residential loading facilities by the Director Engineering.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site, including the properties at 4305 and 4325 Maywood Street.
- t) Compliance with the guidelines for underground parking for visitors.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.

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- x) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building, as well as expand Maywood Park to Maywood Street.

### **2.0 BACKGROUND**

- 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), as well as the abutting lane, directly south of Maywood Park. Both sites are occupied with low-rise rental apartment buildings constructed in 1963 and 1964, respectively and are zoned RM3 Multiple Family Residential District. The site at 4305 Maywood Street has 15 rental units and the site at 4325 Maywood Street has 16 rental units.

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. 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.

- 2.2 On 2017 December 11, Council received an initial rezoning report, Rezoning Reference #17-25, which proposed to rezone the subject development site from its prevailing R5 Residential District to the CD Comprehensive Development District, utilizing the RM4s

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Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The preliminary development concept indicated a single high-rise apartment building with full underground parking. The preliminary development concept also indicated a desire to achieve a high quality building design and architecture expressed by a slender tower form and a strong relationship toward McKay and Silver Avenues, and Maywood Park.

The report also noted that the proposed rezoning encompassed an expansion of Maywood Park to Maywood Street through a density transfer approach, involving the applicant's (Intracorp) acquisition of the properties at 4305 and 4325 Maywood Street, closure of the abutting lane, rezoning to the P3 Park and Public Use District, and transfer of the park expansion site into City-ownership, at no cost to the City. 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 2023, at which time the applicant would be responsible for improving the lands for public park use.

As indicated in the initial report, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. 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). On this basis, Council authorized the Planning Department to continue to work with the applicant towards a suitable plan of development for presentation to a Public Hearing at a future date.

- 2.3 Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus on jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

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Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The proposed development plan is for a single 32-storey apartment building, oriented towards McKay Avenue, Silver Avenue and Maywood Park. All parking is to be provided underground with vehicular access provided via McKay Avenue.

A total of 298 units are proposed (of which 20% are adaptable). It is noted that the smaller one-bedroom units are 543 sq. ft. in area, in accordance with the P11e District (SFU). This is balanced with a high percentage of two- and three-bedroom units proposed within the overall development, all of which exceed the minimum unit size requirements of the Zoning Bylaw. The use of the P11e District for smaller one-bedroom units supports the affordability of units for first time home buyers and those looking to enter the housing market.

- 3.2 Overall, the proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality, thus meeting the standards and objectives for such development in the Maywood Neighbourhood. To complement the built form, a progressive landscape treatment is proposed with the front and side yards, and bounding street, including broad separated sidewalks on McKay and Silver Avenues, complete with rain gardens with curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed adjacent to Maywood Park, including the siting and orientation of a public art contribution towards the park.

All required parking for the development is proposed to be located underground, with access taken from McKay Avenue. A parking standard of 1.12 parking spaces per unit (0.1 of which is for visitor parking) is proposed for the development, which exceeds the minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. In addition to meeting the proposed parking standard, the developer has also provided transportation alternatives. Given the subject site's proximity to the Metrotown SkyTrain

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Station, the development is providing a transit pass subsidy of 60% of the cost of a monthly pass for each residential strata unit for 12 months to support residents seeking an alternative to car use and ownership.

The development is providing 31 individually metered Electric Vehicle (EV) charging stations (Level 2 AC) in the residents' parking area as part of the required parking, plus 3 EV fast charging stations (Level 2 DC) for the benefit of all residents in the residents parking area and 3 EV charging stations (Level 2 AC) in the visitors' parking area for the benefit of visitors to the development. A Section 219 Covenant will be required to guarantee the provisions and continued maintenance and operation of the charging stations (including all necessary wiring electrical transformer and mechanical ventilation modification), and that they are held as common property.

The development is also providing more than twice the required secured bicycle parking/storage area (2.21 bicycle stalls per unit), as well as a bicycle repair room within the residents' parking area.

Finally, the development is providing a communications strategy that provides the Owners, Strata and Strata Management Company an understanding of how best to utilize each of the alternative transportation options.

- 3.3 This rezoning would enable the subject development site (6438, 6456, and 6468 McKay Avenue and 6443, 6445 and 6467 Silver Avenue) to achieve an overall density of 3.6 FAR or gross floor area of 10,849.0 m<sup>2</sup> (116,777 sq. ft.). However, as noted in this report, the proposed development plan encompasses an expansion of Maywood Park to Maywood Street through a density transfer approach that involves the developer's acquisition of the park expansion site (4305 and 4325 Maywood Street, as well as the abutting lane) for transfer into City-ownership, at no cost to the City. The developer has agreed to the above noted density transfer approach, including the management and operation of the existing rental apartment buildings that currently occupy the park expansion site, subject to a nominal lease back of the future City-owned properties (4305 and 4325 Maywood Street), until 2023. At which time, the developer will improve the lands for public park use.

The RM4s District residential density attributed to the park expansion site will be transferred to the subject development site. This translates to an additional gross floor area of 10,568.5 m<sup>2</sup> (113,758 sq. ft. of which 78,999 sq. ft. is attributed to base density and 34,759 sq. ft. is attributed to bonus density) that will be transferred from the park expansion site to the development site. Thus, the total gross floor area of the development site will be 21,415.2 m<sup>2</sup> (230,511 sq. ft.). As a condition of rezoning, a density allocation covenant will be required guaranteeing that the overall density for the subject development site comply with the approved CD zoning for the site, as well as an operating agreement for the interim rental apartment use within the park expansion site.

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As noted above, the lane abutting 4305 and 4325 Maywood Street is included in the park expansion site and density transfer between Maywood Park and the development site. The subject lane, which measures approximately 6.10 m (20 ft.) in width by 63.3 m (208 ft.) in length, with an area of approximately 386.3 m<sup>2</sup> (4,158 sq. ft.), would require a Highway Closure Bylaw. The transfer and sale of the density attributed to this City-owned road right-of-way into the development will be pursued and completed as part of the rezoning.

The Realty and Lands Division of the Department of Public Safety and Community Services has initiated discussion on the value of the density transfer from the lane area. A separate report detailing the value of the density transfer area for the road (lane) closure area will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading.

- 3.4 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 70,441 sq. ft. of bonused gross floor area (GFA) included in the development proposal (inclusive of the amenity bonus transferred from the park expansion site). The Realty and Lands Division of the Department of Public Safety and Community Services has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

Below is a table summary of the distribution of base and bonused density for the development site:

**TABLE 1. CALCULATION OF DENSITY FOR THE DEVELOPMENT SITE  
(3.6 FAR OF WHICH 1.1 FAR IS BONUSED)**

SITE	BASE DENSITY	BONUS DENSITY
<i>Development Site</i> 3,013.6 m <sup>2</sup> (32,428 sq. ft.)	7,534.0 m <sup>2</sup> (81,095 sq. ft.)	3,315.0 m <sup>2</sup> (35,682 sq. ft.)



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SITE	BASE DENSITY	BONUS DENSITY
<b><i>Density Transfer (Park) Site</i></b> 2,549.4 m <sup>2</sup> (27,442 sq. ft.)	6,373.5 m <sup>2</sup> (68,604 sq. ft.)	2,804.3 m <sup>2</sup> (30,186 sq. ft.)
<b><i>Density Transfer (Lane)</i></b> 386.3 m <sup>2</sup> (4,158 sq. ft.)	965.7 m <sup>2</sup> (10,395 sq. ft.)	424.9 m <sup>2</sup> (4,574 sq. ft.)
<b>TOTAL</b>	<b>14,873.2 m<sup>2</sup> (160,094 sq. ft.)</b>	<b>6,544.2 m<sup>2</sup> (70,441 sq. ft.)</b>

- 3.5 The developer has also agreed to pursue green building design by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent alternative standard.
- 3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of McKay Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - construction of Silver Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - preparation of a design for Maywood Street to Town Centre local road standard complete with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting, as well as provide a cash in-lieu contribution its future construction;
  - undergrounding of wiring abutting the development site (McKay Avenue) and the expanded park site (abutting east-west lane); and,
  - storm, sanitary sewer and water main upgrades as required.
- 3.7 No dedication is required across the frontages of the subject development site, or across the future expanded park site (4305 and 4325 Maywood Street). Corner truncations at McKay Avenue and Maywood Street, and Silver Avenue and Maywood Street are required.
- 3.8 The development is providing 64 adaptable units within the residential apartment building, which exceed the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 7 handicap parking stalls have been provided in the underground parking area (6 spaces within the residential parking area; 1 space within the visitors' parking area). Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

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- restricting enclosure of balconies;
  - indicating that project surface driveway access will not be restricted by gates;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - ensuring the provision and ongoing maintenance of Electric Vehicle (EV) charging stations as outlined in Section 3.2 of this report;
  - ensuring that the density of development complies with the approved CD zoning for the site, as outlined in this report;
  - ensuring that 7 handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
  - guaranteeing the provision and ongoing maintenance of public art.
- 3.10 Due to the proximity of the subject site to the Expo SkyTrain Line and Central Boulevard, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.11 Provision of three separate car wash stalls is required for the residential development.
- 3.12 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- It is noted that the extent of excavation will potentially impact one or two trees planted along the south property line of the development site shared with Maywood Park. The applicant has agreed to remove impacted trees along the shared property line and provide a three-to-one replacement. The applicant has also agreed to erect a protective fence along the shared property line, from Silver Avenue to McKay Avenue, to ensure no intrusion onto the adjacent Maywood Park during the excavation work.
- 3.13 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

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- 3.14 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 3.17 The undergrounding of wiring abutting the development site and expanded park site is required.
- 3.18 A site profile application is not required given the sites past residential use.
- 3.19 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.20 The submission of an Operations Agreement for the continued operations and maintenance of the rental apartment buildings at 4305 and 4325 Maywood Street until 2023, as well as their demolition and improvement of the lands for public park use, in line with Section 3.3 of this report.
- 3.21 The submission of a Tenant Assistance Plan is required in line with Council's adopted policy.
- 3.22 a) Parkland Acquisition Charge of \$3.55 per sq. ft. of residential gross floor area  
 b) School Site Acquisition Charge of \$600.00 per unit  
 c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area (subject to detailed survey)

###### **Development Site**

6438-6468 McKay Ave, - 3,013.6 m<sup>2</sup> (32,438 sq. ft.)  
 6443-6467 Silver Ave

###### **Park Expansion Site**

4305 and 4325 Maywood Street - 2,549.4 m<sup>2</sup> (27,442 sq. ft.)  
 Abutting Lane - 386.3 m<sup>2</sup> (4,158 sq. ft.)

###### **TOTAL SITE AREA**

(for the purposes of calculating density) - **5,949.3 m<sup>2</sup> (64,038 sq. ft.)**

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4.2 Site Coverage - 25%

4.3 Density and Gross Floor Area

Gross Site Density 3.6 FAR  
*(including the park expansion site) (inclusive of 1.1 FAR amenity bonus)*

Net Development Site Density - 7.1 FAR  
*(inclusive of 2.17 FAR amenity bonus)*

Gross Floor Area - 21,415.2 m<sup>2</sup> (230,511 sq. ft.)  
*(inclusive of 70,441 sq. ft. in amenity bonus gross floor area)*

Residential Amenity Space - 369.3 m<sup>2</sup> (3,975 sq. ft.)  
*(Exempt from FAR calculations)*

Adaptable Unit Exemption - 118.9 m<sup>2</sup> (1,280 sq. ft.)  
*(20 sq. ft. /unit)*

4.4 Residential Unit Mix

84 – Studio units - 37.4 m<sup>2</sup> – 42.8 m<sup>2</sup> (403 sq. ft. - 461 sq. ft.)  
 28 – One bedroom units - 50.4 m<sup>2</sup> (543 sq. ft.)  
 60 – One bedroom + den units (adapt.) - 56.0 m<sup>2</sup> (603 sq. ft.)  
 58 – Two bedroom units - 70.2 m<sup>2</sup> (756 sq. ft.)  
 36 – Two bedroom + den units - 81.0 m<sup>2</sup> – 113.5 m<sup>2</sup> (872 sq. ft. – 1,222 sq. ft.)  
 28 – Three bedroom units - 95.9 m<sup>2</sup> (1,033 sq. ft.)  
4 – Three bedroom units (adapt.) - 116.8 m<sup>2</sup> (1,257 sq. ft.)

**TOTAL NUMBER OF UNITS:** - **298 units**

4.5 Building Height - 32 storeys  
 - 98.1 m (322 ft.)

4.6 Vehicle Parking (Residential)

**Total Required and Provided:**

298 units @ 1.12 spaces per unit - 333 spaces *(including 30 visitors' parking)*

Handicap Accessible Parking Stalls - 7 spaces *(including 1 visitors' parking)*

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Electric Vehicle Charging Stations - 37 stations  
(including 3 stations within visitors' parking and 3 common stations in residents' parking)

Car Wash Stalls - 3 spaces

#### 4.7 Bicycle Parking

##### **Total Required and Provided:**

298 units @ 2.21 spaces per units - 660 spaces (including 62 visitors' spaces)

#### 4.8 Loading

Total Required and Provided - 1 space

#### 4.9 Communal Facilities (Excluded from FAR Calculations)

Primary communal facilities for the residential apartment building residents are located on the main floor, including two amenity lobbies, mail room, concierge, dining room and kitchen, amenity room, and gym. The amenity area amounts to 3,975 sq. ft., which is less than the permitted 5% (11,526 sq. ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. Outdoor amenities for the development include a, public art feature, a bocce/lawn bowling court, and an outdoor BBQ area and outdoor seating, with direct access to the indoor amenity space.

Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:eb  
**Attachments**

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