

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-13 2018 April 04

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ledingham McAllister Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
Attn: Ward McAllister
- 1.2 Subject:** Application for the rezoning of:
Lot A (Explanatory Plan 29292), DL 152, Group 1, NWD Plan 4955
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan guidelines)
- 1.3 Address:** 4960 Bennett Street and Portion of Lane
- 1.4 Location:** The subject site is located on the south side of Bennett Street between Nelson Avenue and Dunblane Avenue (Sketch #1 *attached*)
- 1.5 Size:** The site is rectangular in shape, with a width of approximately 47.52 m (156 ft.), a depth of approximately 67.21 m (220 ft.), and an area of approximately 3,394.69 m² (36,540 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 high-rise residential building with ground oriented townhousing and underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject development site is comprised of one lot at 4960 Bennett Street and a portion of the City owned lane to the west, which is intended to be closed and consolidated with the development site. The property is currently occupied by a 45 unit, three storey rental apartment building constructed in 1966.

To the north of the subject site, across Bennett Street, is the 5000 Kingsway Plaza commercial development. Directly to the east is Lobley Park and Fire Hall No 3. Directly to the south is the MET 2 development (Rezoning Reference # 12-15). To the west across the lane is a 12 unit low-rise strata apartment development constructed in 1977. Further west across Nelson Avenue is the Chancellor development (Rezoning Reference # 09-24) and the Bonsor 55+ centre.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Marlborough neighbourhood of the Metrotown Downtown Plan (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood that is primarily residential in character, with a strong relationship to the mixed-use Metro Downtown area and Bonsor Park. With respect to building form, developments are intended to consist of high-rise residential apartments with low-rise apartments, townhousing or row-housing podiums fronting bounding streets.
- 3.2 The site to the west at 4930 Bennett Street, which accommodates an existing strata-titled apartment building, will be a separate re-development in the future. The development companies for this and the subject site have explored the potential for a consolidated site, but have concluded to advance separate applications. The site at 4930 Bennett, while smaller, is feasible to re-develop in line with the adopted Metrotown Downtown Plan under its RM5s Multiple Family Residential District designation. A design and pro-forma analysis was undertaken for the site at 4930 Bennett, which demonstrates that the development potential under the adopted Plan can generally be achieved. Based on the smaller site area, under the Bylaw, a permitted density of 4.7 FAR would generate an approximately 15-storey apartment building (depending on the final floorplate size), with underground parking.

Separate developments at this location will add interest and variety to the building forms and heights. In addition, as this is an important intersection, a highly faceted building at the corner is expected as an anchor, using form, massing, materiality and color, to achieve this important urban design objective. One of the conditions of the subject site's development is to provide access to the site at 4930 Bennett Street via a reciprocal access driveway from Bennett Street (protected by easement). The applicant of the subject rezoning application has acknowledged this condition.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the RM5s Multiple Family Residential District), in order to permit a single high-rise apartment tower with a low-rise component oriented towards Bennett Street. All parking is proposed to be located underground. Primary vehicular access to the site would be taken from Bennett Street.

- 4.2 With respect to the proposed residential density, based on site area and the provisions of the RM5s District, the maximum allowable residential density is 4.89 FAR, inclusive of the 1.6 FAR density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a 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 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.
- 4.4 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 Bennett Street to its final Town Centre (Collector) standard including sidewalk, rain gardens, cycle facilities, pedestrian lighting, and street trees; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.5 The application involves approximately 204.41 m² (2,200 sq.ft.) of City lane right-of-way (subject to detailed survey), which is intended to be closed and consolidated with the development site. 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.
- 4.6 Required road widening dedications from Bennett Street will be determined by detailed road geometric and outlined in a future report to Council.
- 4.7 The undergrounding of existing overhead wiring within the lane abutting the site is required.
- 4.8 Due to this site's proximity to Nelson Avenue and Kingsway, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 4.9 There are significant trees on site and directly off-site that may be affected as a result of construction. As such, a tree survey and arbourist's report will be required to determine the retention and/or replacement of appropriate trees. A tree removal permit for on-site trees over 20cm (8in) in diameter would be required.

- 4.10 The consolidation of the subject site into one legal parcel will be required.
- 4.11 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.12 The submission of a Green Building strategy for the subject site will be required.
- 4.13 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.
- 4.14 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.15 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.16 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.17 A comprehensive on-site storm water management system in line with Storm Water Management Best Practices is required in conjunction with this rezoning application.
- 4.18 The provision of an approved on-site residential loading facility will be required.
- 4.19 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.20 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 4.5 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 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 3. **THAT** a copy of this report be forwarded to the owners of 4930 Bennett Street for information.

4. **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.

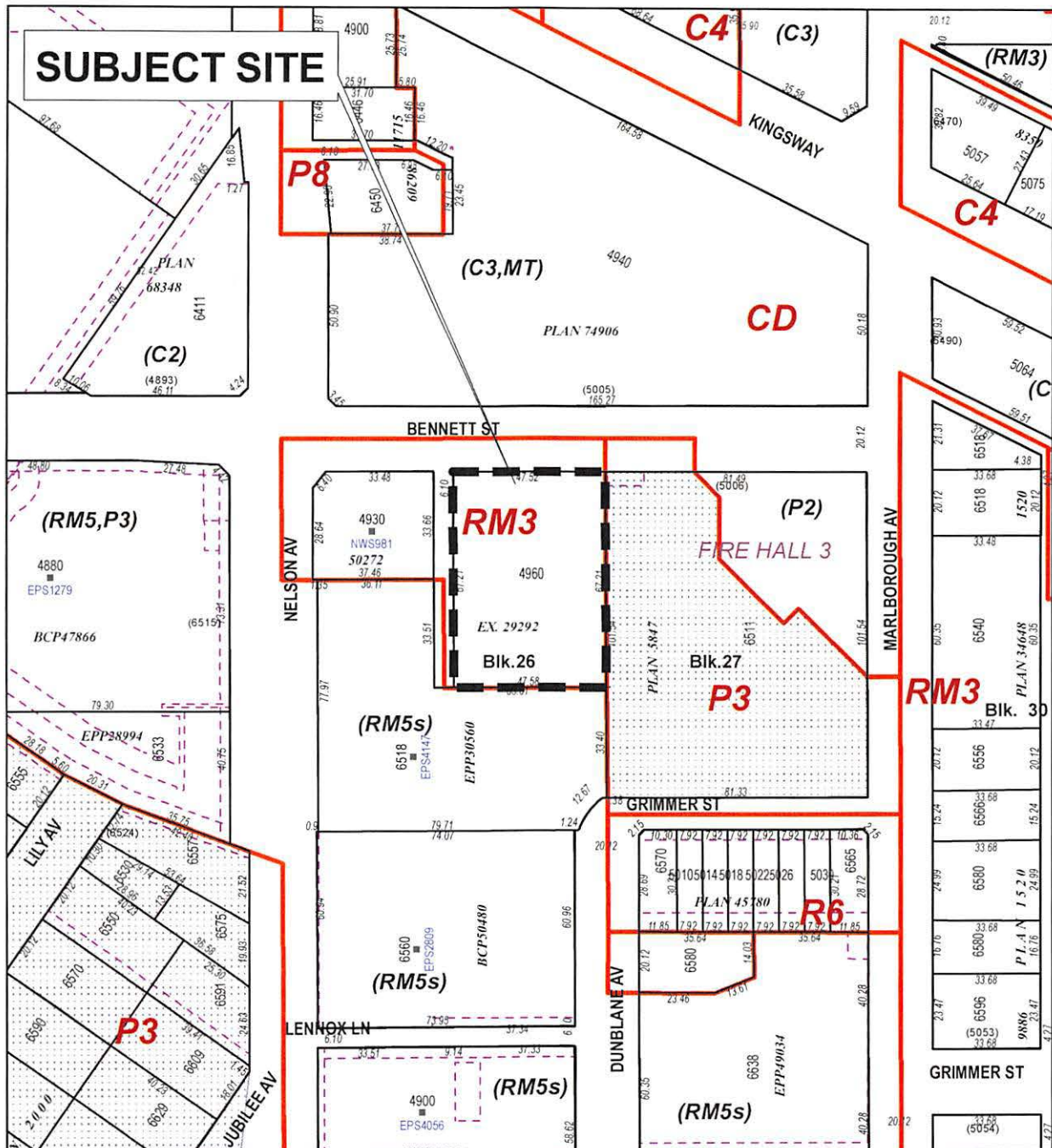
LP

JBS:eb

Attachments

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

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PLANNING & BUILDING DEPARTMENT



DATE:	MAR 19 2018
SCALE:	1:2,000
DRAWN BY:	AY

REZONING REFERENCE #16-13
4690 BENNET STREET

 Subject Site

Sketch #1



LEDINGHAM McALLISTER

3rd Floor, 1285 West Pender Street, Vancouver, BC, Canada V6E 4B1 / (604) 662-3700-FAX: (604) 684-9004

February 26, 2016

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

Attention: Mr. Johannes Schumann

Dear Johannes:

Re: 4960 Bennett Street – Rezoning Letter of Intent

4960 – Lot A (Ex. Plan 29292) D.L. 152 Grp 1 NWD Plan 4955

Please accept this letter and attachments as our rezoning application for the property noted above.

The subject property is 4960 Bennett Street Burnaby BC. The Site is also intended to include City owned land namely, 50% of the lane adjacent to the west property line. A survey drawing of the site is included for reference.

Located in the Metrotown Centre Plan, we are applying to rezone the properties from the current zoning of RM-3 to RM-5 S

It is our intent to remove the existing buildings and redevelop the site with one hi-rise multi-family apartment building. All parking on the site is to be provided underground.

We look forward to working with Burnaby staff and Council on this exciting project.

Yours truly,

LEDINGHAM McALLISTER COMMUNITIES LTD.

Ward McAllister

President and CEO