

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-34 2018 April 04

#### ITEM #02

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Belford (McKay) Properties Limited Partnership  
1630-1177 West Hastings Street  
Vancouver, BC V6E 2K3  
Attention: Jay Lin
- 1.2 Subject:** Application for the rezoning of:  
Lot 100, District Lots 151 and 153, Group 1, New Westminster  
District Plan 34561 and Lot "B", District Lot 153, Group 1, New  
Westminster District Plan 8356
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s  
Multiple Family Residential District and Metrotown Downtown Plan  
as guidelines)
- 1.3 Address:** 6366 Cassie Avenue and 6433 McKay Avenue
- 1.4 Location:** The subject site is located mind-block on Cassie and McKay  
Avenues, between Beresford and Maywood Streets (Sketches #1 and  
#2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Cassie Avenue of  
approximately 112.6 m (369 ft.), a frontage on McKay Avenue of  
approximately 90.5 m (297 sq. ft.), and a site area of approximately  
6,078.9 m<sup>2</sup> (65,433 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 street-  
oriented townhousing and full underground parking.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject development site encompasses a two-lot assembly at 6366 Cassie Avenue and 6433 McKay Avenue. The property at 6366 Cassie Avenue is improved with a 59-unit, three-storey apartment building that was constructed in 1969; the property at 6433 McKay Avenue is improved with a 36-unit, three-storey apartment building that was constructed in 1968. The prevailing zoning for both sites is RM3 Multiple Family Residential District.
- 2.2 Directly to the north is a high-density mixed-use development that is currently under construction (Rezoning Reference #13-23 – Gold House). To the west, across Cassie Avenue are low-rise apartment buildings. To the east, across McKay Avenue, is a development site that is currently under rezoning (Rezoning Reference #17-25 – Second Reading) and Maywood Park. Directly to the south is a four-storey strata development that was recently constructed (Rezoning Reference #11-32).

## **3.0 BACKGROUND INFORMATION**

- 3.1 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 RM4s 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, 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 street-oriented townhousing and full underground parking.

## **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting to rezone the subject development site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM4s 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 townhousing oriented towards Cassie and McKay Avenues and Maywood Park.

- 4.2 In accordance with the CD (RM4s) District, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 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 development 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 Cassie Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - construction of McKay Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.4 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 enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.5 Due to the subject site's proximity to the Expo Line SkyTrain, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.6 There is no overhead wiring abutting the site.
- 4.7 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet BC Building Code adaptable housing standards.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 A Tenant Assistance Plan has been prepared for the subject development site in line with the Council-adopted Tenant Assistance Policy.
- 4.10 The consolidation of the subject site into one legal parcel will be required.
- 4.11 The submission of an on-site Stormwater Management Plan will be required.
- 4.12 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.13 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.14 The provision of an approved on-site residential loading facility will be required.
- 4.15 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

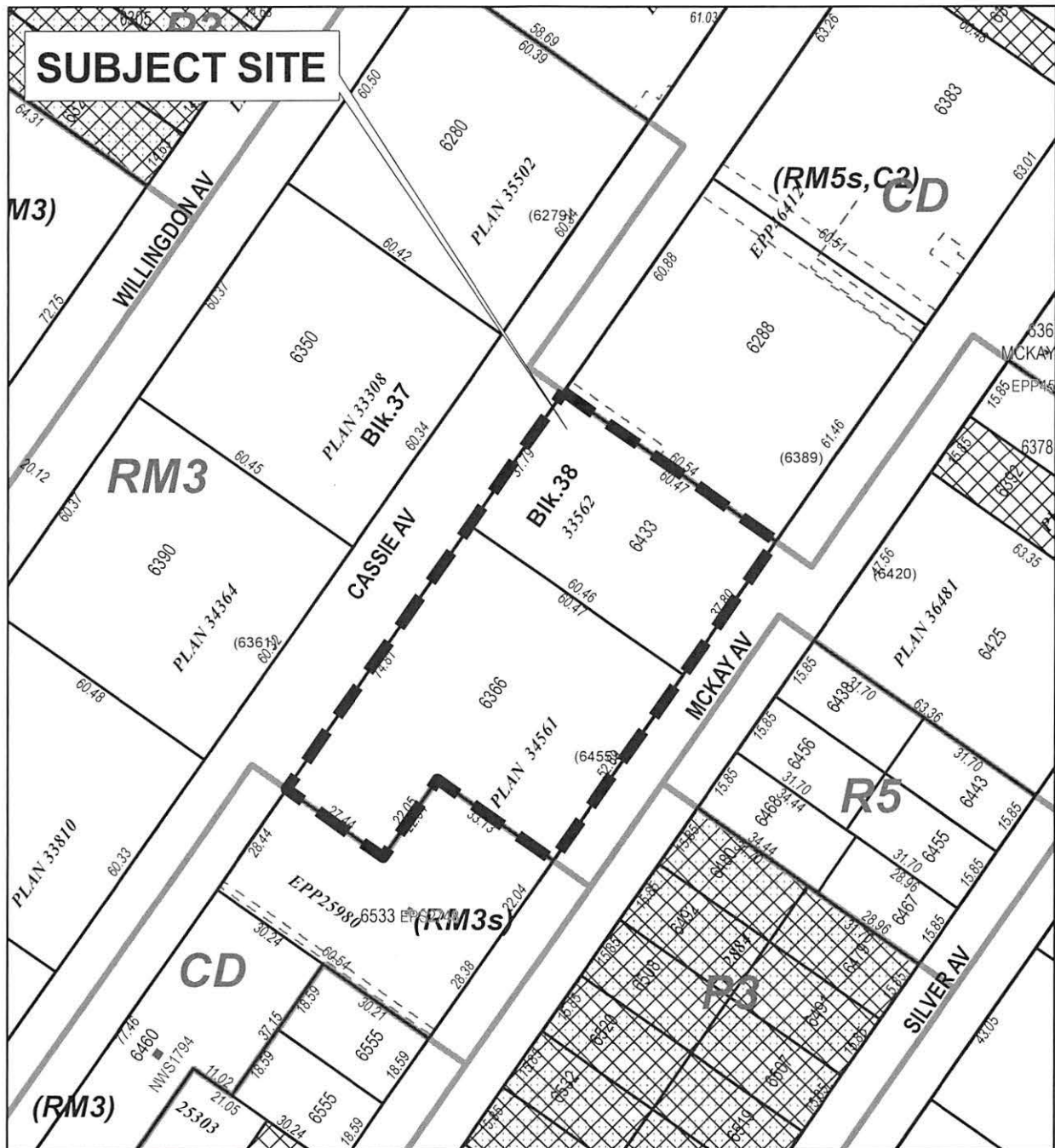
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



ZT:eb

*Attachments*

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



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 01 2018

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #17-34

6433 MCKAY AVENUE

6366 CASSIE 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)

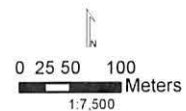
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

Printed on March 1, 2018

## Metrotown Plan



Sketch #2

August 9, 2017

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

**Re: Rezoning Letter of Intent  
6433 MacKay Avenue and 6366 Cassie Avenue**

We, Belford (McKay) Properties Limited Partnership, on behalf of Belford (McKay) Nominee Ltd., have submitted this application to rezone 6433 MacKay Avenue and 6366 Cassie Avenue from the current RM3 Multiple Family Residential District to the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as guideline). The intent of this rezoning application is to demolish the existing buildings on the property to construct a high density, high-rise and townhouse residential development to a maximum total density of 3.6 FAR in keeping with the Metrotown Downtown Plan.

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

Sincerely,

**Belford (McKay) Properties Limited Partnership**



Jay Lin  
VP, Development