

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #17-27  
2018 APRIL 11

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Anthem Properties Group Ltd.  
300-550 Burrard Street  
Vancouver, BC V6C 2B5  
Attention: Melissa Howey
- 1.2 Subject:** Application for the rezoning of:  
Lot G, District Lot 151, Group 1, NWD Plan 2069 and Lot 50,  
District Lot 151, Group 1, NWD Plan 25004
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM5s and  
RM3 Multiple Family Residential Districts and Metrotown  
Downtown Plan as guidelines)
- 1.3 Address:** 6444 Willingdon Avenue and 4241 Maywood Street
- 1.4 Location:** The subject site is located on Maywood Street, between Willingdon  
Avenue and Cassie Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Willingdon  
Avenue of approximately 100.6 m (330 ft.), and an area of  
approximately 6,087.3 m<sup>2</sup> (65,523 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 a low-rise non-market rental building.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is located on Maywood Street, between Willingdon Avenue and Cassie Avenue (see *attached* Sketch #1). The property at 6444 Willingdon Avenue is improved with a 72-unit, three-storey low-rise rental apartment building that was constructed in 1969, while 4241 Maywood Street is improved with a 19-unit, three-storey low-rise rental apartment building that was constructed in 1963. Vehicular access to the site is currently provided from Cassie Avenue.

- 2.2 Immediately to the north, east across Cassie Avenue, and south across Maywood Avenue are low-rise apartments of varying age and condition, including a newer multiple-family development to the east of the subject site (Rezoning Reference #11-32). To the west, across Willingdon Avenue, are high-rise apartments.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The Council-adopted Plan designates the subject development site for high-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM5s 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 and Patterson SkyTrain Stations, as well as the provision of an acceptable Transportation Demand Management strategy for the site.
- 3.2 The desired development form for the site would consist of a single high-rise residential apartment building with street-oriented low-rise apartments or townhouses, full underground parking, and an east-west Neighbourhood Linkage along the north property line. Vehicular access to the site will be from Cassie Avenue.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is proposing a single high-rise apartment building with street-oriented townhousing. On a preliminary basis, the development concept also includes a further low-rise non-market rental housing building oriented towards Willingdon Avenue proposed to be developed in partnership with BC Housing and a non-market housing provider. To achieve this proposal, the RM3 District has been included in the rezoning application, providing up to 1.1 FAR of additional density to be allocated to the non-market rental building. The proposed non-market rental housing component, while not specifically identified in the Plan, is considered supportable given its potential contribution to the stock of secured affordable rental housing in Burnaby. As such, a minor amendment to the Metrotown Downtown Plan would be necessary to provide for the proposed additional non-market residential density on the site should it be advanced as a viable component of the development.
- 4.2 The non-market rental housing component of the development may be eligible for consideration of an allocation of Housing Funds to support servicing costs and permit fees, subject to further review by the Planning and Development Committee and Council. Further details on the proposed development and potential non-market housing component will be provided in a future, more detailed report to Council prior to Public Hearing.

4.3 In accordance with the CD (RM5s) District, the subject development site would achieve a maximum market residential density component of 5.0 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 bonus density on the subject site. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.

4.4 The Director Engineering will provide an estimate for all services necessary to serve the subject site will include, but not necessarily be limited to the following:

- construction of Willingdon Avenue to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of Maywood Street to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of Cassie Avenue to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of a Neighbourhood Linkage along the north property line, connecting Willingdon Avenue to Cassie Avenue, with landscaping, shared pedestrian and cycle path and pedestrian lighting; and,
- storm, sanitary sewer and water main upgrades as required.

A 4.0 m (13 ft.) statutory right-of-way along the north property line is required for a Neighbourhood Linkage, connecting Willingdon Avenue to Cassie Avenue.

4.5 Any required road dedications and/or statutory rights-of-way along Willingdon Avenue, Maywood Street, Cassie Avenue are to be determined as part of a suitable road geometric.

4.6 The underground of existing overhead wiring abutting the subject site along Maywood Street and Cassie Avenue is required.

4.7 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 the enclosure of balconies and prohibiting gates at the project's surface driveways.

4.8 Due to the subject site's proximity to Willingdon Avenue, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.

4.9 The submission of a Green Building strategy for the subject site will be required.

- 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 Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.12 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.13 The submission of an on-site Stormwater Management Plan will be required.
- 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 an approved on-site residential loading facility will be required.
- 4.17 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.18 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.

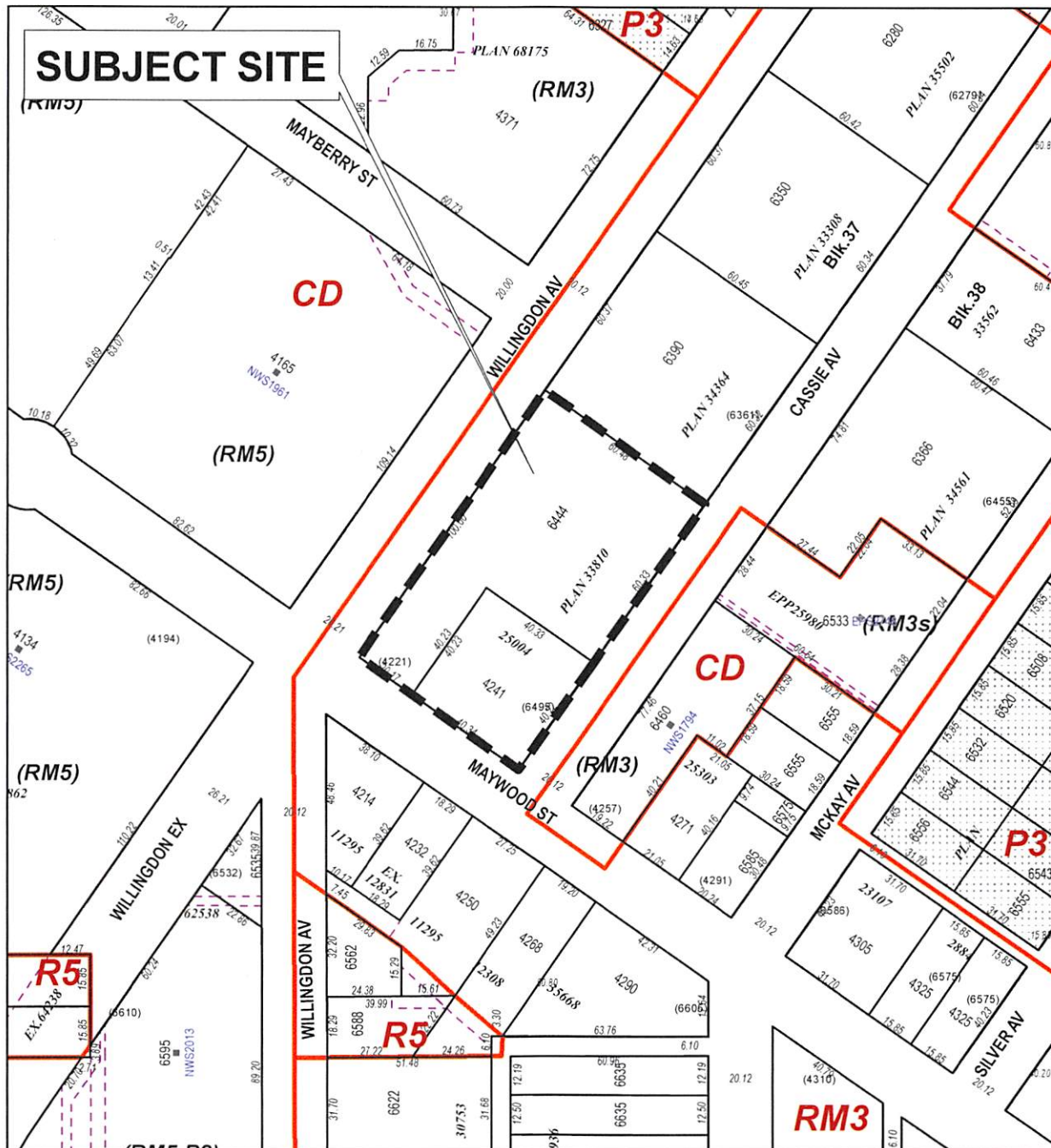
LP

SMN:JD:eb

**Attachments**

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





PLANNING & BUILDING DEPARTMENT



DATE:  
MAR 06 2018

SCALE:  
1:2,000

DRAWN BY:  
AY

REZONING REFERENCE #17-27  
4241 MAYWOOD STREET  
6444 WILLINGDON 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)

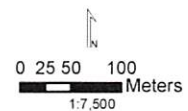
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on March 6, 2018

## Metrotown Plan



Sketch #2



March 5, 2018

City of Burnaby  
4949 Canada Way  
Burnaby, BC V6B 2B5

Attention: Lou Pelletier

Re: Rezoning Application Letter of Intent  
6444 Willingdon Avenue & 4241 Maywood Street, Rez #17-027

Dear Lou,

Enclosed please find our Application for Rezoning for 6444 Willingdon Avenue & 4241 Maywood Street in the Maywood neighbourhood of the Metrotown Downtown area.

The current zoning for this site is RM3. By way of this application, Anthem intends to rezone the site to CD based on RM5s of the new Metrotown Downtown Community Plan. The proposed development will consist of a market residential tower with townhomes at grade. In addition to this, Anthem is also proposing a non-market housing component using the RM3 District as a guideline. The project will be of high quality design and construction and will enhance the Maywood neighborhood in response to the goals and visions of the new Metrotown Downtown Plan. The site is a corner location with street frontages on Willingdon Avenue and Maywood Street.

Currently there are two residential rental apartment buildings on the site that will be removed as part of the redevelopment process.

We look forward to working with you and the City of Burnaby on this application.

Please feel free to contact me directly at 604-235-3178 or at [mhowey@anthemproperties.com](mailto:mhowey@anthemproperties.com).

Kind regards,

**ANTHEM**

  
Per: Melissa Howey  
Development Manager