

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-28 2018 April 11

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Anthem Properties Group Ltd.
300-550 Burrard Street
Vancouver, BC V6C 2BS
(Attention: Melissa Howey)
- 1.2 Subject:** Application for the rezoning of:
Lot 114, District Lot 151, Group 1, New Westminster District Plan 41022
- 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:** 6075 Wilson Avenue
- 1.4 Location:** The subject site is located on the northwest corner of Wilson Avenue and Central Boulevard (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Wilson Avenue of approximately 72.2 m (237 ft.), a frontage on Central Boulevard of approximately 88.1 m (289 ft.), and a site area of approximately 5,809.6 m² (62,534 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, as well as a non-market housing component.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is located at the northwest corner of Wilson Avenue and Central Boulevard (see *attached* Sketch #1). The site is currently improved with an 86-unit, three-storey apartment building with full underground parking that was constructed in 1972.

- 2.2 To the north, west and east are low-rise apartments of varying age and condition, including a newer strata development immediately west of the subject site (Rezoning Reference #07-02) and a four-storey housing co-operative (Rainbow's End Housing Co-Operative) to the east across Wilson Avenue. To the south, across Central Boulevard, is the Expo Line SkyTrain.

3.0 BACKGROUND INFORMATION

- 3.1 The development site is within the Central Park East neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationship to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain Station. Specifically, high density multiple-family residential development east of Central Park are 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 that do not exceed four storeys.
- 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 architecture 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 Patterson SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.
- 3.3 The desired development form for the site would consist of a single high-rise apartment building with street-oriented low-rise apartments or townhousing.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise apartment building oriented towards the corner of Wilson Avenue and Central Boulevard with street-oriented townhousing fronting Wilson Avenue. A key component of this development is the inclusion of landscaping and urban design elements that promote a tranquil park-like neighbourhood character, including enhanced sidewalk treatment.

On a preliminary basis, the development concept also includes a potential low-rise non-market rental housing building oriented towards Central Boulevard to be developed in partnership with BC Housing and 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 toward the potential non-market rental housing building. It is noted that this non-market rental housing component, while not specifically identified in the Plan, is considered desirable and supportable given its 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 acknowledge the proposed non-market residential density 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 applicant would achieve a maximum market residential density 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 as per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.
- 4.4 The Director Engineering will be required to provide an estimate for all services necessary to serve this site, but not necessarily be limited to the following:
- construction of Wilson Avenue to its final Town Centre standard (Two-Lane Collector) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction of Central Boulevard to its final Town Centre standard (modified Two-Lane Collector), including sidewalk, cycle-track, front boulevard, pedestrian lighting, rain water amenities, curb bulges and double-row street trees;
 - upgrading of the rear lane as necessary; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.5 A dedication in the range of 3.3 m is required along Wilson Avenue to enable public realm construction to its final standard, including a 3.0 m x 3.0 m truncation at the corner of Central Boulevard and Wilson Avenue. A dedication along Central Boulevard is required aligning with the property line of the development to the east (6088 Wilson Avenue), which will be determined prior to advancement to a Public Hearing.
- 4.6 The undergrounding of overhead wiring abutting the site within the rear lane is required.
- 4.7 Any necessary easements and covenants for the site are to be provided.
- 4.8 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.9 Due to proximity to Kingsway, Central Boulevard, and the Patterson SkyTrain Station, an acoustical 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 size 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 apartment 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 facility 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

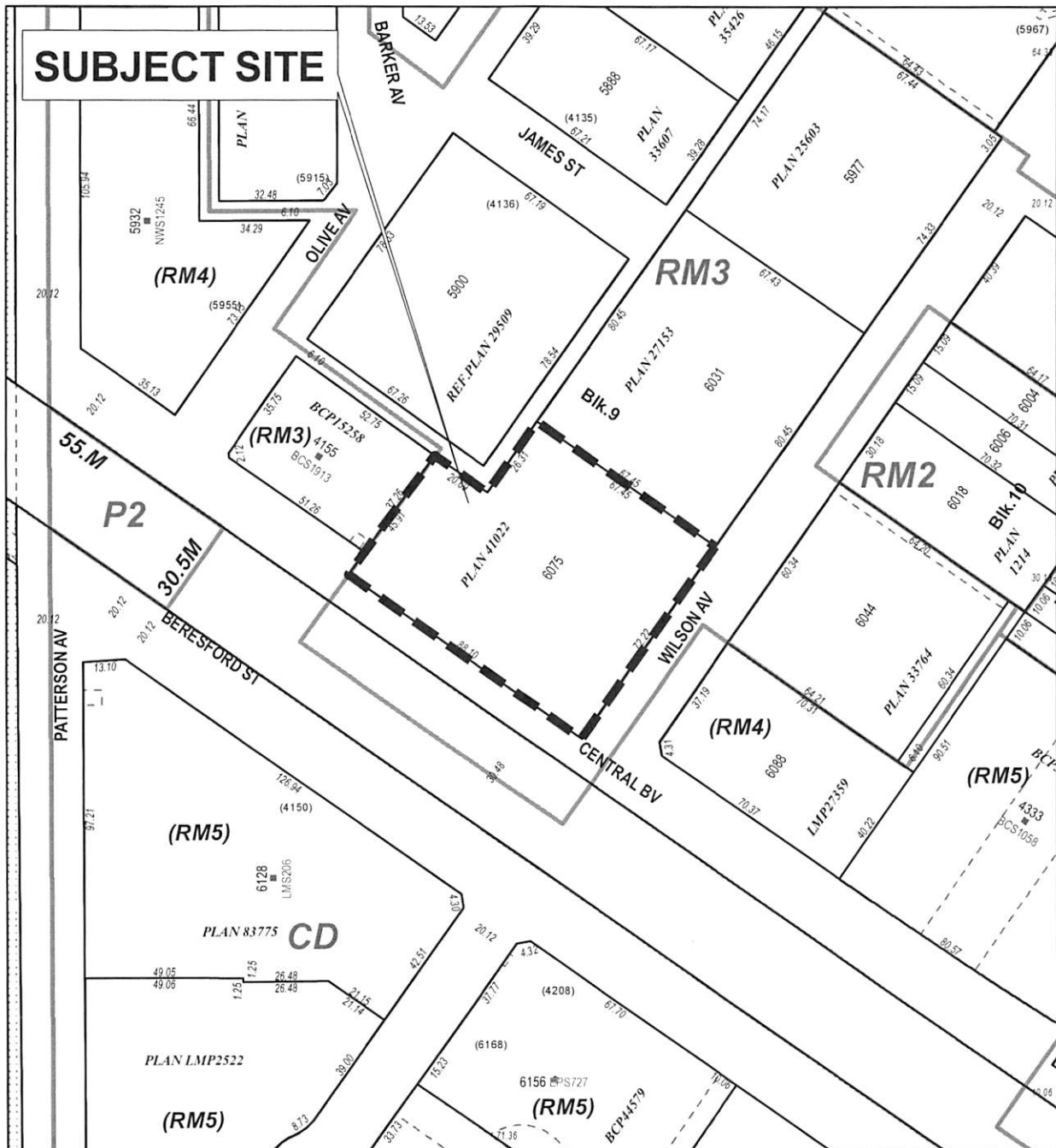
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

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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:

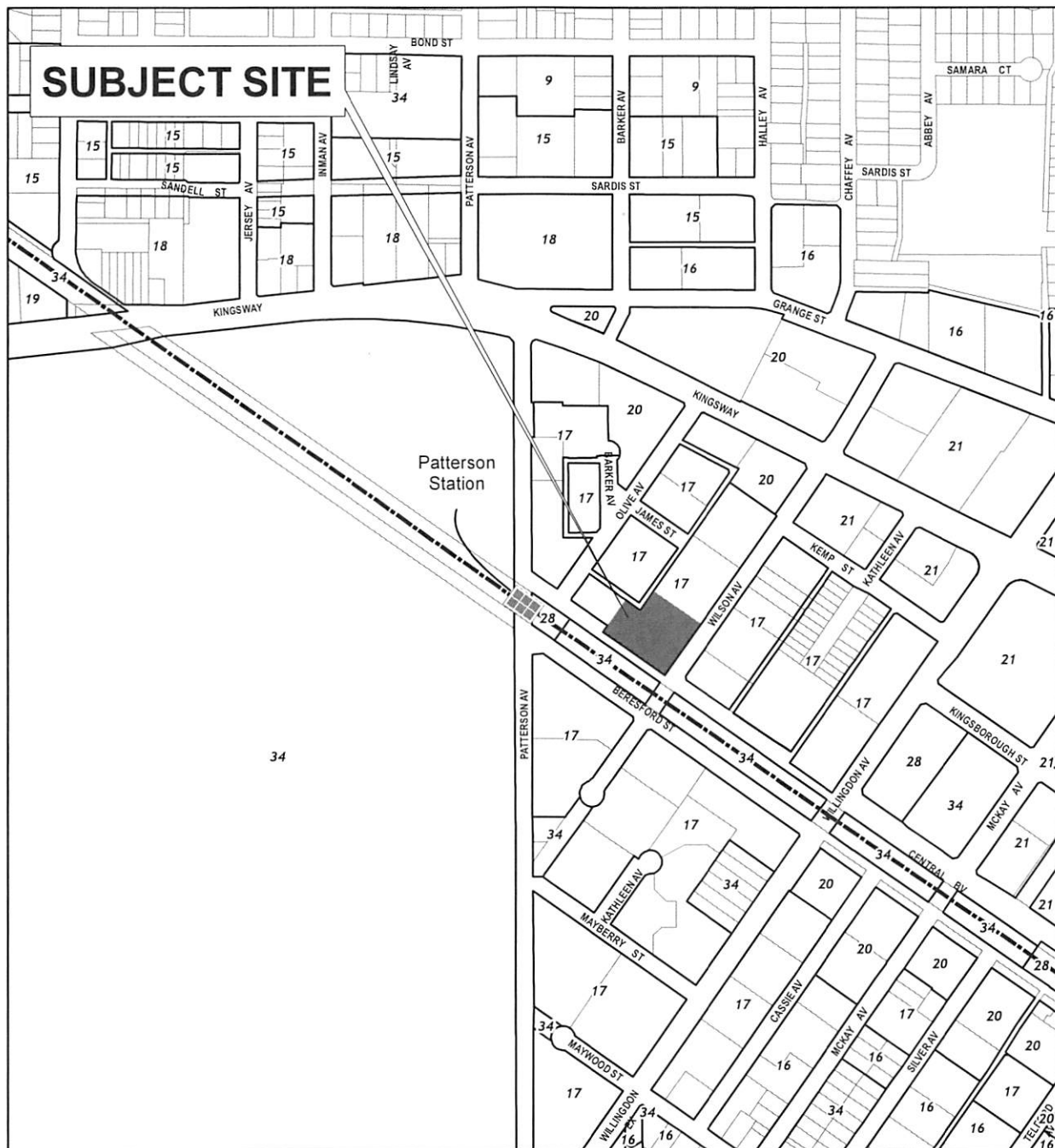
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REZONING REFERENCE #17-28
6075 WILSON AVENUE



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)

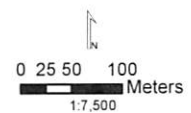
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



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
6075 Wilson Avenue, Rez #17-028

Dear Lou,

Enclosed please find our Application for Rezoning for 6075 Wilson Avenue in the Central Park East 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 Central Park East neighborhood in response to the goals and visions of the new Metrotown Downtown Plan. The site is a corner location with street frontages on Wilson Avenue & Central Boulevard and it is immediately adjacent to the Patterson SkyTrain Station.

Currently there is one residential rental apartment building 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.

Kind regards,

ANTHEM


Per: Melissa Howey
Development Manager