



Item .....
Meeting ..... 2018 April 23

COUNCIL REPORT

**TO:** CITY MANAGER 2018 April 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #17-32**  
**A Single High-Rise Apartment Building with Street-Oriented Townhouses**  
**Metrotown Downtown Plan**

**ADDRESS:** 5977 Wilson Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 58, District Lots 151 and 153, Group 1, NWD Plan 25603

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "5977 Wilson Avenue" prepared by Gensler Architects, CDA Inc., and PSF Studio Landscape Architecture)

**APPLICANT:** Blue Sky Properties Inc.  
Suite 1201 - 838 West Hastings Street  
Vancouver, BC V6C 0A6  
Attention: Mark Kopinya

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 May 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 May 07 and to a Public Hearing on 2018 May 29 at 7:00 p.m.
2. **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 from the site.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to a 3.0 m statutory right-of-way along the north property line for an east-west neighbourhood linkage.
- h) 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 4 handicap accessible parking stalls in the underground residential parking areas are held in common property to be administered by the Strata Corporation; and,
  - guaranteeing the provision and ongoing maintenance of public art.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

- l) 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.
- m) 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.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) Compliance with the Council-adopted sound criteria.
- p) The undergrounding of existing overhead wiring abutting the site (rear lane).
- q) Compliance with the guidelines for underground parking for visitors.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.
- u) 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.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single, high-rise apartment building with townhouses oriented towards Wilson Avenue and a proposed east-west neighbourhood linkage.

### 2.0 BACKGROUND

2.1 The development site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain

station. Specifically, high density multiple-family residential developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with publically accessible pocket parks/open space 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.

- 2.2 On 2018 January 29, Council received an initial rezoning report, Rezoning Reference #17-26, which proposed to rezone the subject development site from its prevailing RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The preliminary development concept indicated a single high-rise apartment building with a three-storey townhouse form oriented towards Wilson Avenue. Vehicular access to the site is via the rear lane.

The development concept has since been refined to encompass a single, 39-storey apartment building that is oriented towards Wilson Avenue and two townhouse components that are two-storeys in height, but which have a three-storey appearance, and which are oriented towards Wilson Avenue and the proposed east-west neighbourhood linkage along the south property line.

- 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.

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

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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 39-storey apartment building and townhouses oriented towards Wilson Avenue and an east-west linkage. The design concept for the overall development is a celebration of modern architecture through simplicity in design. The tower base features a fully glazed double-height lobby that is inwardly-set to convey a sense of “airiness”. The tower body, which is rectilinear in form, features a vertical mullion pattern that carries to the top of the tower. Architectural interest to the building is enhanced by a horizontal break at the mid-section of the tower, which features a double-height framed box. The overall design of the tower is also expressed in the architecture of the townhouses, which are oriented towards Wilson Avenue and the proposed east-west neighbourhood linkage along the south property line of the site. All parking is to be provided underground with vehicular access provided via the rear lane.

A total of 293 units are proposed (of which 20% are adaptable). It is noted that the smaller one-bedroom units are 546 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 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 Central Park East 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 Wilson Avenue, complete with rain gardens with curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed within the development.

All required parking for the development is proposed to be located underground, with access taken from the rear lane. A parking standard of 1.1 parking spaces per unit (0.1 of which is for visitor parking) is proposed for the development, which is in line with the

minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. To supplement the proposed parking standard, the developer will be providing a comprehensive Transportation Demand Management Strategy, as well as 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.

The development is also providing 30 Electric Vehicle Charging Stations as part of the required parking.

- 3.3 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 1.6 FAR in amenity bonus, which translates into 86,371 sq. ft. of bonused gross floor area (GFA) included in the development proposal. 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.

- 3.4 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives.
- 3.5 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Wilson Avenue to Town Centre two-lane collector standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - construction of the east-west neighbourhood linkage, connecting Wilson Avenue to James Street and the rear lane, including a 3.0 m saw-cut concrete path, landscaping and lighting;
  - upgrades to the rear lane as required; and,
  - storm, sanitary sewer and water main upgrades as required.

A 3.0 m (9,8 ft.) statutory right-of-way is required across the north property line of the subject site for the east-west neighbourhood linkage.

- 3.6 A 3.3 m dedication across the Wilson Avenue frontage of the site is required.
- 3.7 The development is providing 58 adaptable units within the residential apartment building, which is in line with the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 4 handicap parking stalls have been provided in the underground parking area. The handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.8 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- 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 30 Electric Vehicle (EV) charging stations as outlined in Section 3.2 of this report;
  - ensuring that 4 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.
- 3.9 Due to the proximity of the subject site to the Patterson SkyTrain Station, Expo SkyTrain Line and Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.10 Provision of three separate car wash stalls is required for the residential development.
- 3.11 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.
- 3.12 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.

- 3.13 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 3.16 A site profile application is not required given the sites past residential use.
- 3.17 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.18 The submission of a Tenant Assistance Plan, in line with Council’s adopted policy, has been submitted.
- 3.19 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 \$1,072.00 per apartment unit

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area (subject to detailed survey) - 5,015.1 m<sup>2</sup> (53,982 sq. ft.)  
 Wilson Avenue Dedication Area - 260.6 m<sup>2</sup> (2,806 sq. ft.)  
 (subject to detailed civil design)
- 4.2 Site Coverage - 25%
- 4.3 Density and Gross Floor Area  
 Gross Site Density - 5.0 FAR (inclusive of 1.6 FAR amenity bonus)  
 Gross Floor Area - 25,075.5 m<sup>2</sup> (269,910 sq. ft.)  
 (inclusive of 86,371 sq. ft. in amenity bonus gross floor area)  
 Residential Amenity Space - 1,165.6 m<sup>2</sup> (12,546 sq. ft.)  
 (Exempt from FAR calculations)  
 Adaptable Unit Exemption - 107.8 m<sup>2</sup> (1,160 sq. ft.)  
 (20 sq. ft. /unit)



4.4 Residential Unit Mix

***Apartment Building***

- 34 – Studio units - 39.1 m<sup>2</sup> (421 sq. ft.)
- 92 – One bedroom units - 51.9 m<sup>2</sup>-57.4 m<sup>2</sup> (559 sq. ft. - 618 sq. ft.)
- 92 – Two bedroom units - 74.1 m<sup>2</sup>- 84.0 m<sup>2</sup> (798 sq. ft. – 904 sq. ft.)
- 46– Two bedroom + den units - 90.6 m<sup>2</sup> – 93.5 m<sup>2</sup> (975 sq. ft. – 1,006 sq. ft.)
- 23– Three bedroom units - 113.1 m<sup>2</sup> – 114.1 m<sup>2</sup> (1,217 sq. ft. – 1,228 sq. ft.)

***Townhouses***

- 6 – Three bedroom units - 129.6 m<sup>2</sup> (1,395 sq. ft.)

**TOTAL NUMBER OF UNITS:** - **293 units**

- 4.5 Building Height
- 39 storeys
  - 131.2 m (430 ft.)

4.6 Vehicle Parking (Residential)

**Total Required and Provided:**

- 293 units @ 1.1 spaces per unit - 323 spaces *(including 30 visitors' parking)*
- Handicap Accessible Parking Stalls - 4 spaces
- Electric Vehicle Charging Stations - 30 stations
- Car Wash Stalls - 4 spaces

4.7 Bicycle Parking

**Total Required and Provided:**

- 293 units @ 2.23 spaces per units - 654 spaces *(including 60 visitors' spaces)*

4.8 Loading

- Total Required and Provided - 1 space

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4.9 Communal Facilities  
(Excluded from FAR Calculations)

Primary communal facilities for development are located over levels one, sixteen and seventeen. Level one includes an amenity lobby, seating area, mail room and concierge. Levels sixteen and seventeen includes a pool, pool deck, fitness room, lounge area, private dining room and kitchen, entertainment room, and business centre and study rooms. The amenity area amounts to 12,546 sq. ft., which is less than the permitted 5% exemption (13,496 sq. ft.) from Gross Floor Area permitted within the Zoning Bylaw.



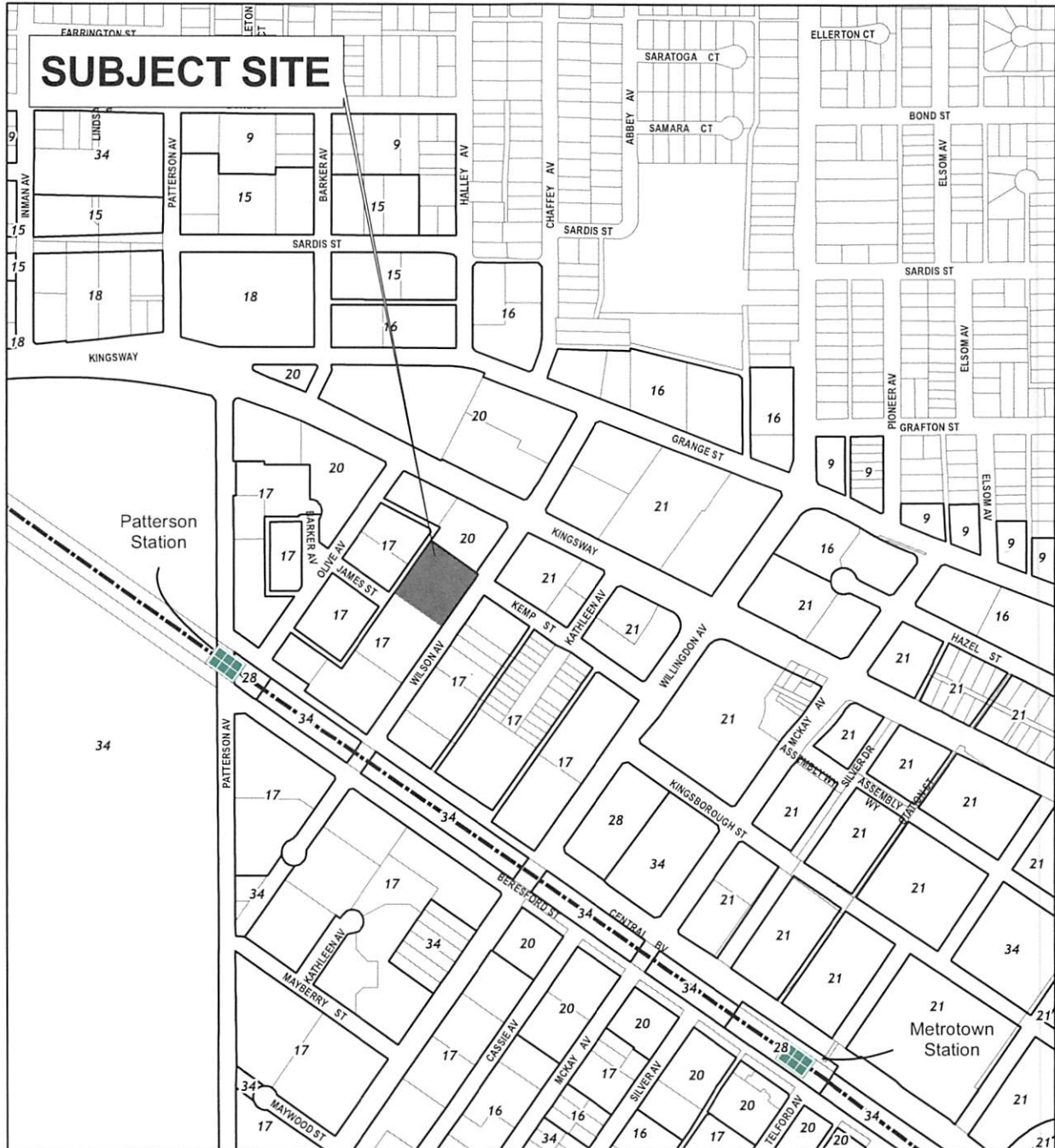
Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:eb  
*Attachments*

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

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- 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

## Metrotown Plan

