



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

COUNCIL REPORT

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**TO:** CITY MANAGER 2018 April 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-34**  
**A Single High-Rise Apartment Building with Street-Fronting Townhouses**  
Metrotown Downtown Plan

**ADDRESS:** 6433 McKay Avenue and 6366 Cassie Avenue

**LEGAL:** 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 and in accordance with the development plan entitled "Cassie & McKay" prepared by Buttjes Architecture Inc. and PWL Partnership Landscape Architecture Inc.)

**APPLICANT:** Belford (McKay) Properties Limited Partnership  
1630-1177 West Hastings Street  
Vancouver, BC V6E 2K3  
Attention: Jay Lin

**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 3.4 of this report.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- 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 3.3 of this report;
  - ensuring that seven 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.
- i) 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.
- j) The review of a detailed Sediment Control System by the Director Engineering.

- 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) Compliance with the guidelines for underground parking for visitors.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) 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.

## R E P O R T

### 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 fronting Cassie and McKay Avenues.

### 2.0 BACKGROUND

2.1 The subject development site encompasses a two-lot assembly at 6366 Cassie Avenue and 6433 McKay Avenue. The prevailing zoning for both sites is RM3 Multiple Family Residential District.

2.2 On 2018 April 09, Council received an initial rezoning report which proposed to rezone the subject development site from its prevailing 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 preliminary development concept indicated a single high-rise apartment building with townhousing oriented towards Cassie and McKay Avenues and Maywood Park.

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 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 31-storey apartment building that is oriented towards an internal court yard and port cochere with vehicular access via Cassie Avenue. The proposed development plan also includes three townhouse buildings, two

of which front onto McKay Avenue and one fronting onto Cassie Avenue. Key architectural elements of the apartment building include the use of a series of “wood-style” frames that zig-zag along the east and west elevations, juxtaposed by a south elevation that is air-like in character and defined by two vertical fins that extend from a sloped building roof feature to the base of the building and extensive use of glazing material. Architectural features, materials and colour palette from the apartment building are replicated in the townhouse buildings, unifying the overall development. It is also noted that the townhouses, which are two-storeys in height, are designed to have a three-storey appearance in order to provide a continuous street wall that also relates to adjacent developments in the neighbourhood.

A total of 265 apartment units (of which 20% are adaptable) and 9 townhouse units are proposed, for a total of 274 units. It is noted that the smaller one-bedroom units are 538.21 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 first time home buyers and 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 Maywood 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 Cassie and McKay Avenues, complete with rain gardens with curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed, including the siting and orientation of public art installations towards the streets and nearby Maywood Park.
- 3.3 All required parking for the development is proposed to be located underground, with access taken from Cassie Avenue. A parking standard of 1.21 parking spaces per unit (0.1 of which is for visitor parking) is proposed for the development, which exceeds the minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. In addition to meeting the proposed parking standard, the developer is providing a comprehensive Transportation Demand Management Strategy, as well as a communications strategy that will provide 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 10% (33) of all parking spaces as individually metered Electric Vehicle (EV) charging stations (Level 2 AC) in the residents’ parking area as part of the required parking, plus two (Level 2 DC) for the benefit of all residents in the residents parking area. A Section 219 Covenant will be required to guarantee the

provisions and continued maintenance and operation of the charging stations (including all necessary wiring electrical transformer and mechanical ventilation modification), and that they are held as common property. The development is also providing for the electrification of 50% (166) of all parking spaces to allow for the future installation of an EV charging station by residents.

- 3.4 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 1.1 FAR in amenity bonus, which translates into 72,102 sq. ft. of bonused gross floor area (GFA) included in the development proposal (inclusive of the amenity bonus transferred from the park expansion site). 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.

- 3.5 The developer has also agreed to pursue green building design by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent alternative standard.
- 3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Cassie Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - construction of McKay Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting; and,
  - storm, sanitary sewer and water main upgrades as required.
- 3.7 The development is providing 58 adaptable units within the residential apartment building, which exceeds 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 (3 spaces within the residential parking area; 1 space within the visitors' 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 Electric Vehicle (EV) charging stations as outlined in Section 3.3 of this report;
  - ensuring that 4 handicap accessible parking stalls are 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 Expo SkyTrain Line and Central Boulevard, 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)

6366 Cassie Avenue and - 6,089.5 m<sup>2</sup> (65,547 sq. ft.)  
6433 McKay Avenue

4.2 Site Coverage - 40%

4.3 Density and Gross Floor Area

Gross Site Density - 3.6 FAR (inclusive of 1.1 FAR amenity bonus)

Gross Floor Area - 21, 922.27 m<sup>2</sup> (235,969 sq. ft.)  
(inclusive of 72,102 sq. ft. in amenity bonus gross floor area)

Residential Amenity Space - 1,096.1 m<sup>2</sup> (11,798 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**

- 29 – Studio units (adapt.) - 49.8 m<sup>2</sup> (536 sq. ft.)
- 29 – Studio units - 49.8 m<sup>2</sup> (536 sq. ft.)
- 58 – One bedroom units - 51.0 m<sup>2</sup> (549 sq. ft.)
- 29 – One bedroom + den units - 58.9 m<sup>2</sup> (634 sq. ft.)
- 60 – Two bedroom units - 74.4 m<sup>2</sup> – 100.8 m<sup>2</sup> (801 sq. ft. – 1,085 sq. ft.)
- 29 – Two bedroom + den units - 81.7 m<sup>2</sup> (879 sq. ft.)
- 29 – Three bedroom units (adapt.) - 102.3 m<sup>2</sup> – 144.9 m<sup>2</sup> (1,101 sq. ft. – 1,560 sq. ft.)
- 2 – Three bedroom units - 102.3 m<sup>2</sup> – 144.9 m<sup>2</sup> (1,101 sq. ft. – 1,560 sq. ft.)

**Townhouses**

- 8 – Three bedroom units - 123.4 m<sup>2</sup> – 126.7 m<sup>2</sup> (1,328 sq. ft. – 1,364 sq. ft.)
- 1 – Three bedroom + den unit - 139.4 m<sup>2</sup> (1,501 sq. ft.)

**TOTAL NUMBER OF UNITS: - 274 units**

- 4.5 Building Height
- 31 storeys
  - 99.7 m (327 ft.)

4.6 Vehicle Parking (Residential)

**Total Required and Provided:**

- 274 units @ 1.21 spaces per unit - 331 spaces (including 28 visitors' parking)
- Handicap Accessible Parking Stalls - 4 spaces (including 1 visitors' parking)
- EV Charging Stations - 35 stations
- Car Wash Stalls - 3 spaces

4.7 Bicycle Parking

**Total Required and Provided:**

- 274 units @ 2.0 secured resident bicycle locker spaces per units - 548 spaces (including 137 sq. ft. bicycle repair room with 3 stations and bicycle wash area)
- 274 units @ 0.2 visitors' bicycle parking - 55 spaces in racks

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #17-34  
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4.8 Loading

Total Required and Provided - 1 space

4.9 Communal Facilities  
(Excluded from FAR Calculations)

Primary communal facilities for the residential apartment building residents are located on the main floor, including an amenity lobby, concierge, mail room, lounge, music room, fitness room, games room with golf simulator, dining room and kitchen, and pool with related change rooms. The amenity area amounts to 11,798 sq. ft., in line with the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. Outdoor amenities for the development include public art features fronting Cassie and McKay Avenues, open lawn and adventure play area, outdoor seating, and outdoor dining area with direct access to the indoor amenity space.

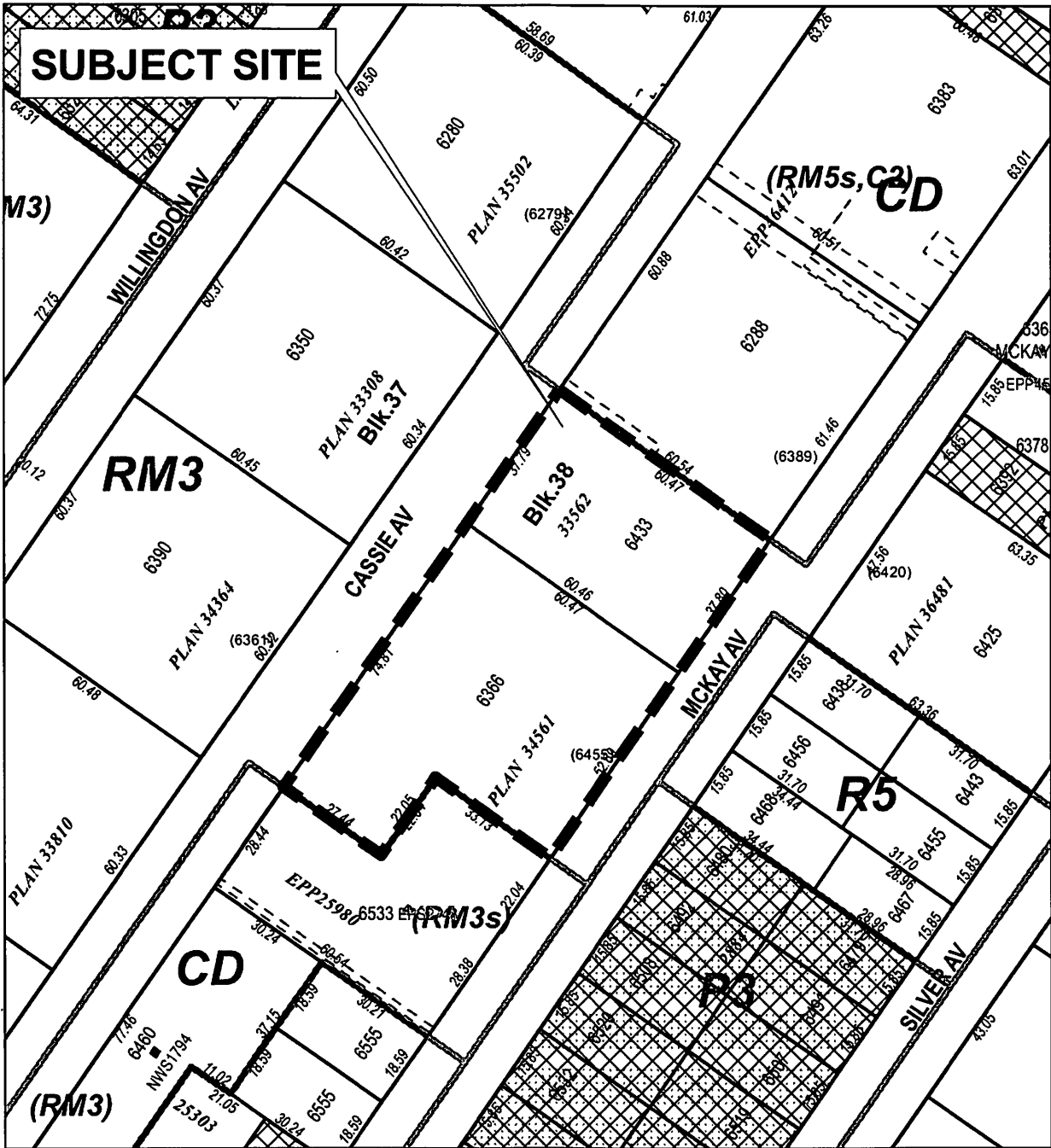



Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:

**Attachments**

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



 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>DATE: MAR 01 2018</p>	<p>REZONING REFERENCE #17-34 6433 MCKAY AVENUE 6366 CASSIE AVENUE</p>
<p>SCALE: 1:1,500</p>	
<p>DRAWN BY: AY</p>	

 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

## Metrotown Plan

