

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-39 2018 June 06

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Belford (Silver 3) Properties Limited Partnership
1630 – 1177 West Hastings Street
Vancouver, BC V6E 2K3
(Attention: Lu Tang)
- 1.2 Subject:** Application for the rezoning of:
Lot 80, DL 153, Group 1, NWD Plan 30367
- 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:** 6444 Silver Avenue
- 1.4 Location:** The subject site is located on the east side of Silver Avenue between Beresford Street and Maywood Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The subject site is rectangular in shape, with a width of approximately 51.20 m (168 ft.), depth of approximately 64.37 m (211 ft.), and a site area of approximately 3,295.29 m² (34,470 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 townhouses fronting Silver Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single property at 6444 Silver Avenue. The property is occupied by a 45 unit, three storey rental apartment building constructed in 1967. The subject property is zoned RM3 Multiple Family Residential District.

Directly to the north is a two tower mixed-use high-rise development under construction. To the east across the lane is an older rental apartment building undergoing rezoning. To the south and

southeast are older apartment buildings generally developed in the late 1960's. To the west across Silver Avenue are six single family lots undergoing rezoning. Further to the southwest across Silver Avenue is Maywood Park.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood to be the residential heart of Metrotown with opportunities to live, gather, socialize and celebrate. Characterized primarily as a high density neighbourhood, high-rise mixed-use forms are planned along Beresford Street transitioning downward in height and intensity to the south of the neighbourhood at Imperial Street. At its centre is Maywood Park. With respect to building form, the subject site is intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums fronting bounding streets.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM4s 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 architectural 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 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 apartment building with a low-rise apartment or townhouse form oriented towards Silver Avenue.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Silver Avenue. Vehicular access to the site is currently from the rear lane.
- 4.2 In accordance with the CD (RM4s) District the applicant could 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 a per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density.
- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:

- construction of Silver Avenue to its final Town Centre standard (Local Road) including sidewalk, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction or rehabilitation of the rear lane as required; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 The undergrounding of existing overhead wiring abutting the subject site on Silver Avenue.
- 4.5 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided.
- 4.6 A Tenant Assistance Plan has been prepared for the subject development site to assist and support tenants on site, in line with the Council-adopted Tenant Assistance Policy.
- 4.7 The submission of a Green Building strategy for the subject site will be required.
- 4.8 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A tree survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 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.
- 4.14 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.15 The provision of an approved on-site residential loading facility will be required.
- 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

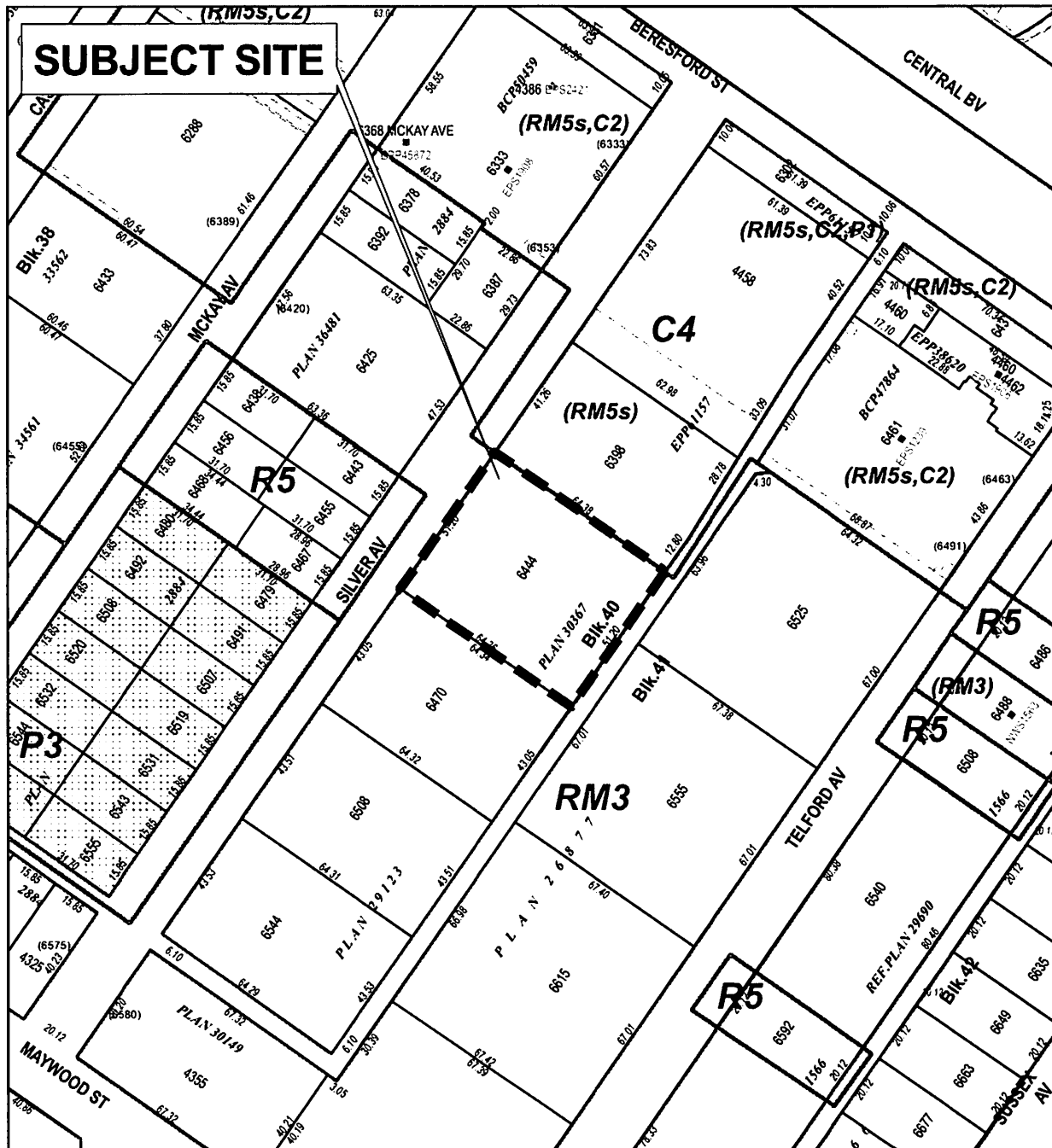
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

JBS:tn

Attachments

cc: Director of Public Safety and Community Services
Director Engineering
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 01 2018

SCALE:

1:2,000

DRAWN BY:

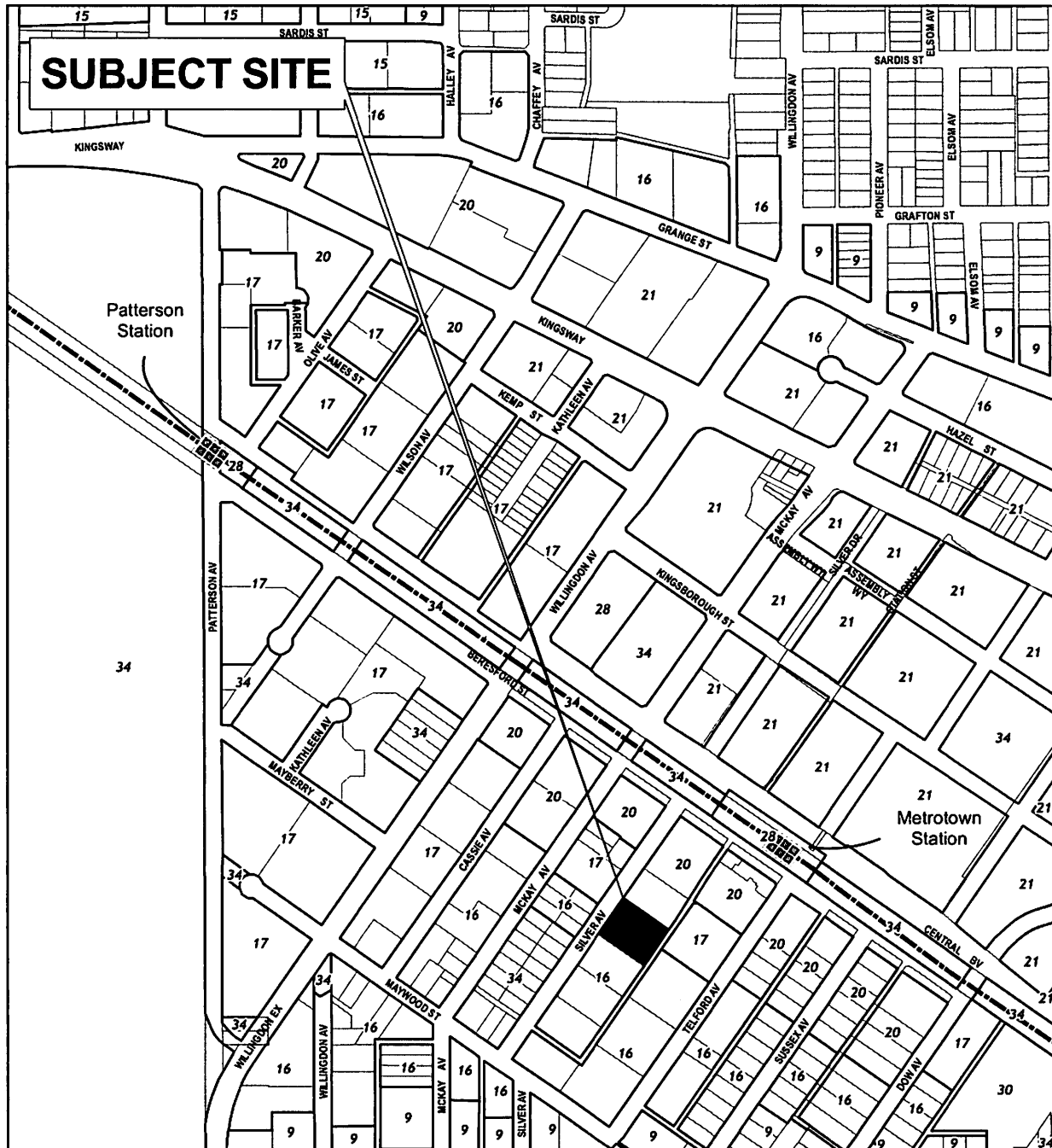
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REZONING REFERENCE #17-39
6444 SILVER AVENUE



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)

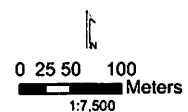
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

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Metrotown Plan



Sketch #2



BELFORD PROPERTIES LTD.
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Lu Tang
Vice President, Development
Belford (Silver 3) Properties Limited Partnership
1630 - 1177 West Hastings Ave.
Vancouver, BC V6E 2K3
Phone: 604-559-3359, Ext 104

August 8, 2017

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

Re: Rezoning Letter of Intent
6444 Silver Ave. Burnaby

I, *Lu Tang*, on behalf of Belford (Silver 3) Properties Limited Partnership, have submitted this application to rezone 6444 Silver Ave. from currently the RM3 to the CD Comprehensive Development District (RM4s) and according to the Metrotown Downtown Plan adopted on July 24, 2017 by Council. The intent of this rezoning application is to construct a high-rise building approximately 16 - 20 stories, to a maximum density of 3.6 FAR. *The proposed parking and loading will be located on the surface and below ground.*

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

A handwritten signature in black ink, appearing to be "Lu Tang", written over a horizontal line.

Lu Tang, Vice President, Development
Belford (Silver 3) Properties Limited Partnership