

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10008 2018 June 06

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** W.T. Leung Architects
#300 – 973 West Broadway
Vancouver, BC, V5Z 1K3
Attn: Wing Ting Leung
- 1.2 Subject:** Application for the rezoning of:
Lot 293 District Lot 33 Group 1 New Westminster District Plan
53610 and Lot 101 District Lot 33 Group 1 New Westminster District
Plan 25477
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple
Family Residential District and Metrotown Downtown Plan as
guidelines)
- 1.3 Address:** 5777 Willingdon Avenue and 4475 Grange Street
- 1.4 Location:** The subject site is located at the northwest corner of Willingdon
Avenue and Grange Street (Sketch #1 *attached*).
- 1.5 Size:** The site has a frontage on Willingdon Avenue of approximately
122.7 m (403 ft.), a frontage on Grange Street of approximately 47.7
m (156 ft.) and an area of approximately 5,672.6 m² (61,059 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 strata apartment building with a
low-rise market rental apartment building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject development site encompasses two properties at 5777 Willingdon Avenue and 4475 Grange Street, both of which are currently occupied with rental apartment buildings that were constructed in 1977 and 1963, respectively. The property at 5777 Willingdon Avenue is occupied with a 65-unit, three storey apartment building. The

property at 4475 Grange Street is occupied with a 21-unit, two storey apartment building. The subject development site is zoned RM3 Multiple-Family Residential District.

- 2.2 The subject development site is at the northern boundary of the Metrotown Downtown Plan area. Directly to the north is a single- and two-family residential neighbourhood. To the northwest is Old Orchard Park, beyond which is Chaffey Burke Elementary School. To the west, across the lane, is a private hospital (Willingdon Care Centre). To the east, across Willingdon Avenue, is a low-rise apartment building and single- and two-family neighbourhood. To the south, across Grange Street, is the Old Orchard Shopping Centre.

3.0 BACKGROUND INFORMATION

- 3.1 The subject development site is within the Ridge Neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The Ridge Neighbourhood, which is perched upon the northernmost edge of the Kingsway Ridge, provides the respectful relationship and transition between the intensity of the Metro Downtown neighbourhood to the south and the single- and two-family neighbourhood to the north. The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s 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 Patterson and Metrotown SkyTrain stations, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development for the site would consist of a single high-rise residential apartment building oriented towards Grange Street with a low-rise and/or town townhouse form oriented towards both Willingdon Avenue and Grange Street. High quality building design and architecture that contribute to the quality of the pedestrian environment is expected for this site, which is identified as a gateway to Metrotown – providing visual cues of arrival into the Downtown.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject development site from the 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 purpose of this rezoning is to facilitate the development of a single high-rise (strata) apartment building and a low-rise (market-rental) apartment building with full underground parking. It is anticipated that approximately 60 market rental units could be developed within the low-rise apartment building.

- 4.2 In accordance with the CD(RM4s) District, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus, on its own. The Realty and Lands Division will be requested to provide an estimate of value for the bonus density on the subject development site. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including:
- construction of Willingdon Avenue to its Primary Arterial standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Grange Street to its Secondary Arterial standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - lane upgrade as required; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 The applicant is required to provide a detailed road geometric for Willingdon Avenue and Grange Street to determine the required road dedication. The extent of road dedications would be noted in a future report to Council prior to Public Hearing.
- 4.5 The preparation of a Highway Closure Bylaw for the surplus rear lane width abutting 4475 Grange Street and 5777 Willingdon Avenue is required. The final area of the surplus land will be determined by detailed survey. The Realty and Lands Division will be requested to provide an estimate of value for the surplus land (road closure area). A further report will be submitted to Council regarding the value and sale of the surplus land into the development.
- 4.6 The undergrounding of existing overhead wiring abutting the Willingdon Avenue and the rear lane.
- 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 enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.8 Due to the subject site's proximity to Willingdon Avenue and Kingsway, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.9 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.10 The submission of a Green Building strategy for the subject site will be required.

- 4.11 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.
- 4.12 The consolidation of the subject site into one legal parcel will be required. A future fee simple subdivision or airspace parcel subdivision for the market rental compartment will be determined prior to Final Adoption.
- 4.13 The submission of an on-site Stormwater Management Plan will be required.
- 4.14 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.15 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 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.

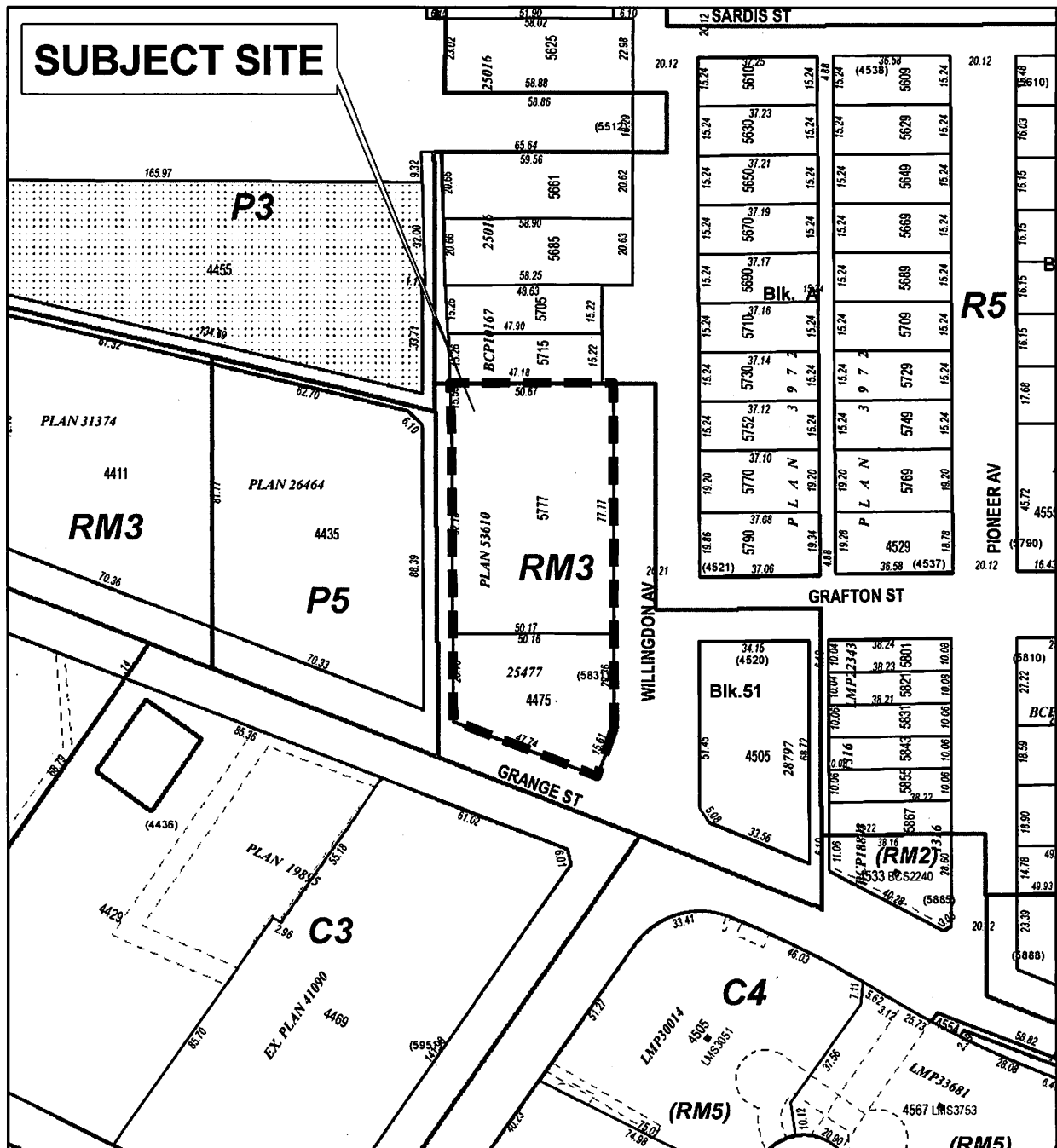
5.0 RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **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

ZT:tn
Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 01 2018

SCALE:

1:2,000

DRAWN BY:

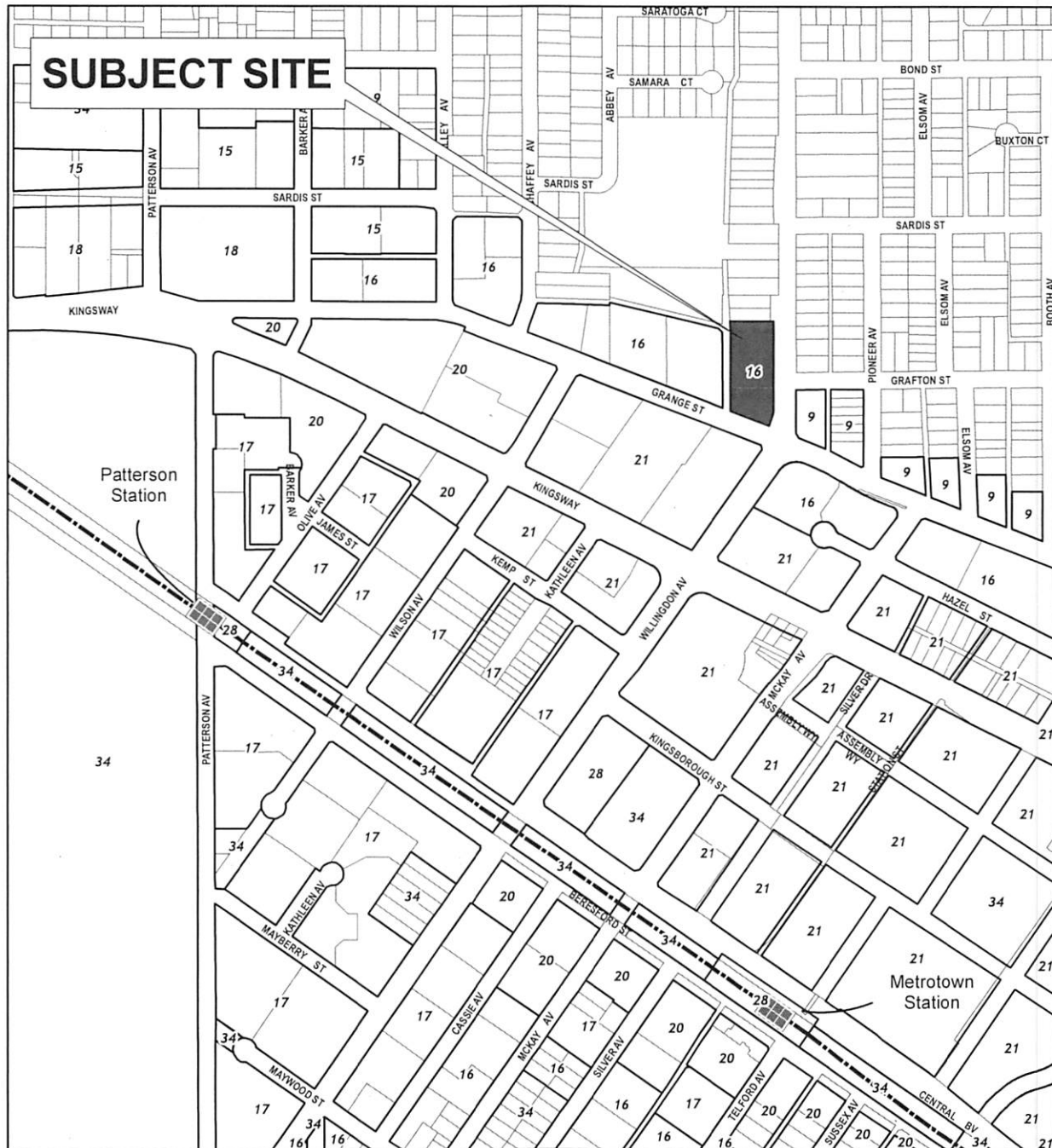
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REZONING REFERENCE #17-10008
5777 WILLINGDON AVENUE
4475 GRANGE STREET



Subject Site

Sketch #1



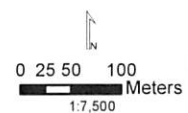
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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



Printed on May 1, 2018

Sketch #2

W.T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, BC, Canada V5Z 1K3 Tel (604) 736-9711 Fax (604) 736-7991

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

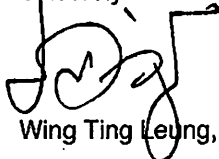
Re: Rezoning Letter of Intent, May 31st, 2018

5777 Willingdon Avenue and 4475 Grange Street
Metrotown Downtown Plan

W.T. Leung Architects Inc. on behalf of Hillcrest Orchard Properties LP have submitted this application to rezone 5777 Willingdon Avenue and 4475 Grange Street from the current RM3 to the CD Comprehensive Development District (based on the RM4s) and Metrotown Downtown Plan as guidelines. The intent of this rezoning application is to develop a high-rise strata apartment building of 28 storeys along Grange Street, and a low-rise market rental apartment building of 4 storeys along Willingdon Avenue, towards the north; separated by a central courtyard.

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 read 'Wing Ting Leung', with a stylized flourish at the end.

Wing Ting Leung, Principal
W.T. Leung Architects Inc.