

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-44 2018 NOVEMBER 28

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** RWA Group Architecture Ltd.  
355 Kingsway  
Vancouver, BC V5Y 3J7  
Attn: Robert Worden
- 1.2 Subject:** Application for the rezoning of:  
All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, District Lot 34, Group 1, New Westminster District, Strata Plan NWS638
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District)
- 1.3 Address:** 4275 Grange Street
- 1.4 Location:** The subject site is located on the south side of (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Grange Street of approximately 85.26 m (280 ft.), a frontage on Halley Avenue of approximately 49.86 m (163 ft.) and a lot area of approximately 4,242.68 m<sup>2</sup> (45,669 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 at grade.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site at 4275 Grange Street is improved with a three-storey low-rise strata apartment building that was constructed in 1976. Vehicular access to the site is currently provided via a rear lane. The subject site is zoned RM3 Multiple Family Residential District.

- 2.2 To the north, across the lane, is a townhouse development and older low-rise rental apartment building. Directly to the west is an older low-rise rental apartment building. To the east, across Halley Avenue, is an apartment development (constructed 1989) and older low-rise rental apartment. To the south, across Grange Street, is an older mixed-use development (Burnaby Centre) consisting of two high-rise rental apartment buildings oriented towards Grange Street, and a commercial office building and one-storey commercial podium oriented towards Kingsway.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject development site is within the Central Park North neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The adopted Plan identifies Central Park North as a gateway and transition neighbourhood between the intensity of the Downtown core and the single- and two-family neighbourhoods to the north beyond the Plan area boundary.
- 3.2 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 SkyTrain Station (Expo Line SkyTrain), 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 with street-oriented townhousing fronting Grange Street and Halley Avenue. A key component of this development is the fact that the southwest corner of the subject site is the visual terminus for Grange Street (westbound), which should be considered in the site's design and architecture.

It should be noted that the site is improved with a strata-ownership (market) apartment building, of which the owners have decided to make their site available for redevelopment.

- 4.2 In accordance with the CD (RM4s) District, the applicant would achieve a maximum market 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 the 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, but not necessarily be limited to the following:
- construction of Grange Street to its final Town Centre standard (Four-lane Arterial) including sidewalk, directional cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
  - construction of Halley Avenue to its final Town Centre standard (Local Residential) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges and street trees;
  - upgrading of the rear lane as necessary; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication of approximately 1.2 m is required along Halley Avenue to enable public realm construction to its final standard, including a 3.0 m x 3.0 m truncation at the corner of Halley Avenue and Grange Street. The dedication along Grange Street, as well as all other road dedications is to be confirmed through the submission of a road geometric for review and acceptance prior to advancement to a Public Hearing.
- 4.5 The undergrounding of overhead wiring abutting the site is required.
- 4.6 Any necessary easements, covenants and rights-of-way for the site are to be provided.
- 4.7 Due to proximity to Kingsway, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 4.8 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 for bonding and replacement purposes.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development must meet the City's adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 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.

- 4.13 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.12 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

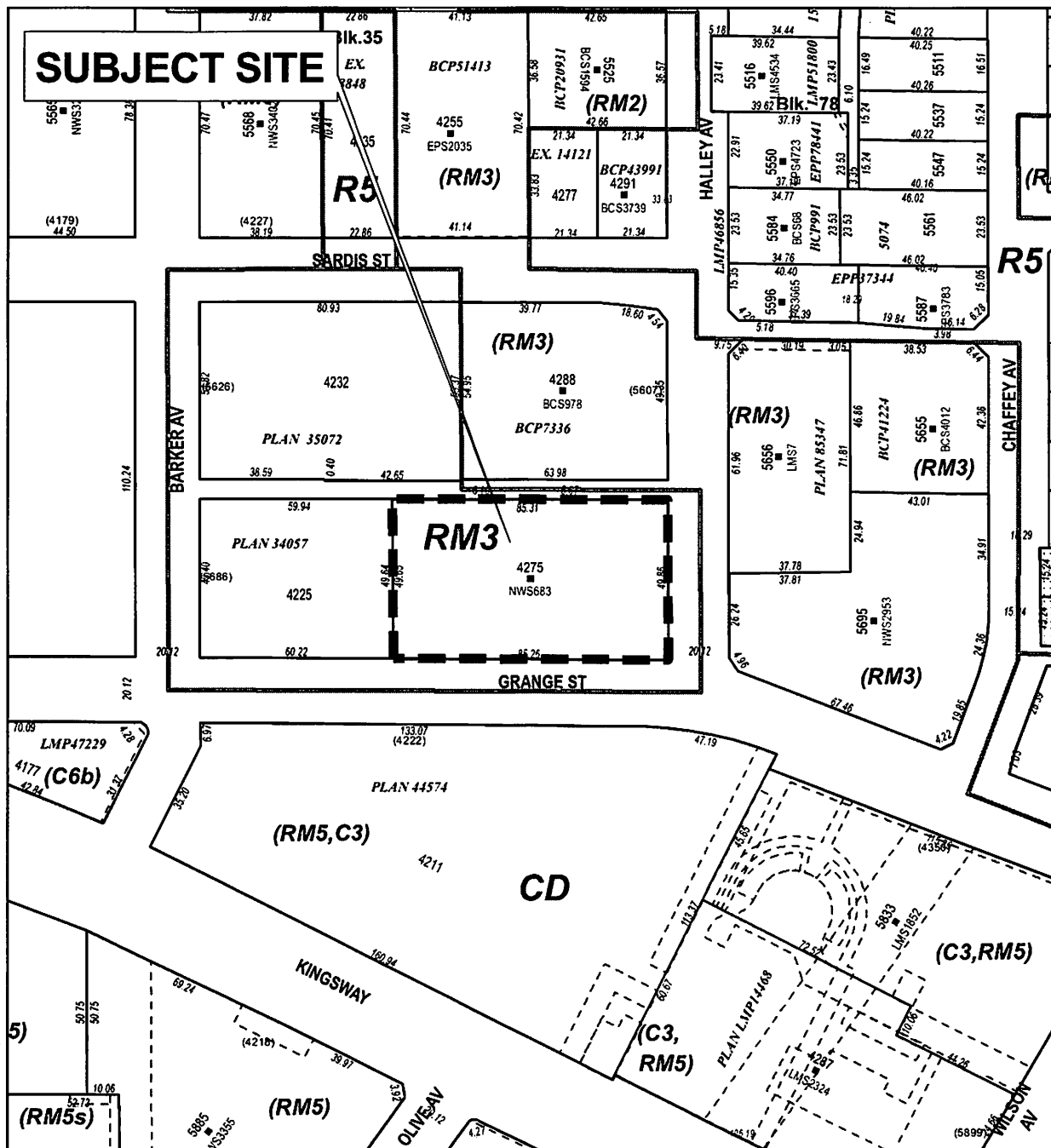
## 5.0 RECOMMENDATION

**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.

*LR*

ZT:rh  
*Attachments*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
OCT 31 2018

SCALE:  
1:2,000

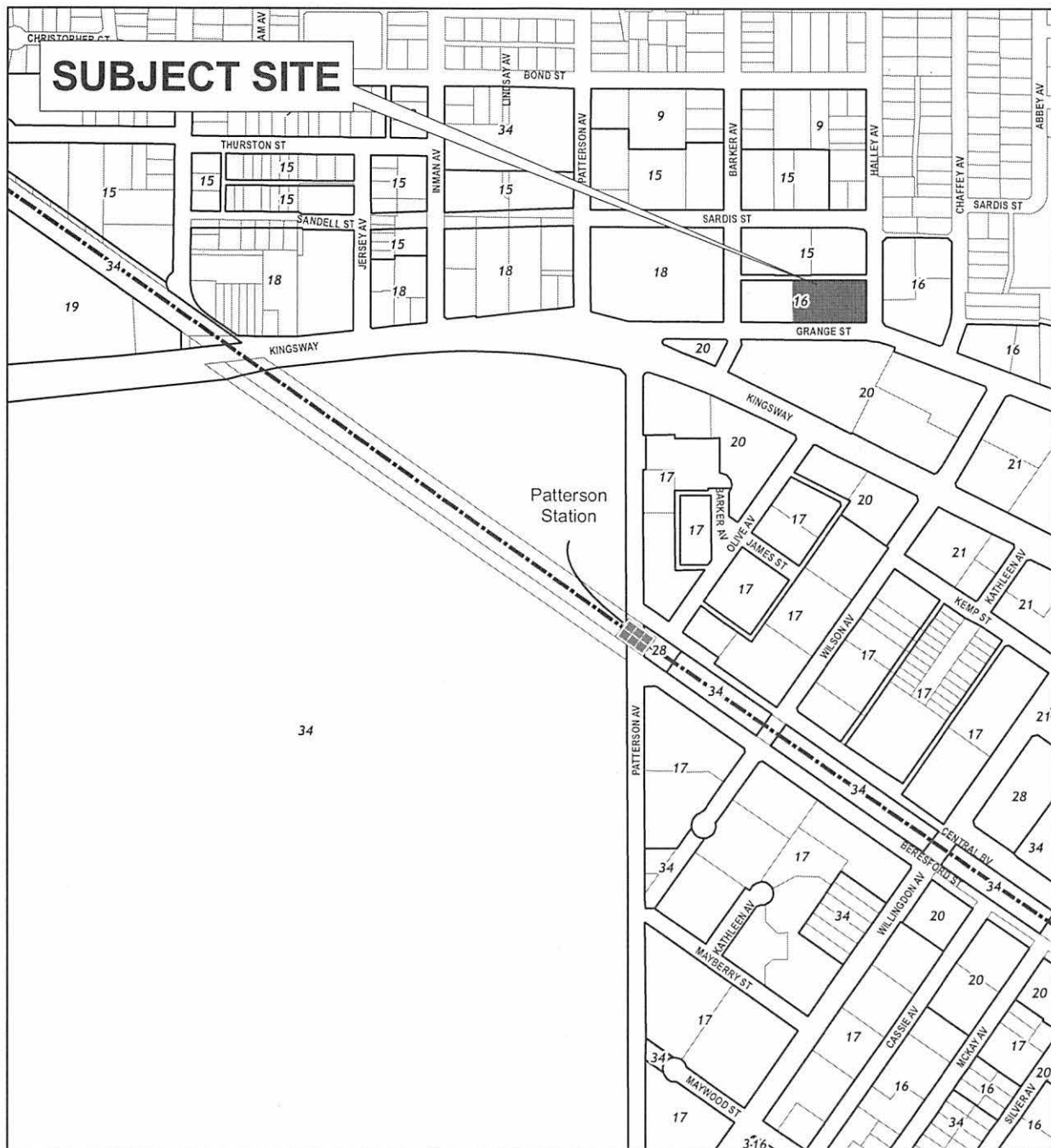
DRAWN BY:  
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REZONING REFERENCE #18-44  
4275 GRANGE STREET



Subject Site

Sketch #1



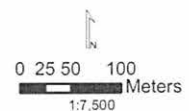
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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 October 31, 2018

Sketch #2



September 24, 2018

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

Attention: Director of Planning

**Re: 4275 Grange Street - Rezoning Letter of Intent**

Dear Sir,

On behalf of Qualex-Landmark Orchard Limited Partnership, we are pleased to submit this letter of intent for rezoning of the property located at 4275 Grange Street. This application calls for the modification of the existing RM3 Zoning to a CD Comprehensive Development District based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines.

The Intent of this rezoning application is to construct one approximately 24 storey high-rise, concrete, tower located on the corner of Grange Street and Halley Avenue, in conjunction with street oriented low-rise townhouses, a separate amenity building, and below grade parking. This rezoning is in accordance with the Existing and Supplementary Base and Bonus Density provisions for the RM4s zoning. Based on the site area of 45,677sqft and an FSR of 3.6 the maximum proposed floor area for the development would equate to 164,437sqft.

This proposed development will replace a 3-storey market strata building. RWA Group Architecture Inc., it's client, and the consultant team are committed to working closely with City Staff and the community to ensure the new development will align with the city's vision of the Metrotown Downtown Area.

Thank you for your consideration of this rezoning request and we look forward to working with the City of Burnaby on this development in the coming months.

Sincerely,

Bob Worden  
Principal  
RWA Group Architecture Inc.