

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10009 2019 JULY 24

#### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architect AIBC  
#212 – 3989 Henning Drive  
Burnaby, BC V5C 6N5  
Attn: Chris Dikeakos
- 1.2 Subject:** Application for the rezoning of:  
See Schedule “A”
- From:** R5 Residential District, RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District as guidelines)
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6450, 6486, 6488 and 6508 Telford Avenue
- 1.4 Location:** The subject site is located on the east side of Telford Avenue, south of Beresford Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with frontage on Telford Avenue of 120.68 m (396 ft.), a depth of 40.54 m (133 ft.), and an area of approximately 4,892.4 m<sup>2</sup> (52,661 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 high-rise market residential building atop a retail and office podium, and a high-rise rental residential building.

#### 2.0 POLICY CONTEXT

The proposed rezoning application is consistent with the site’s land use designation under the Council-adopted Metrotown Downtown Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Safe Community**

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

#### **A Connected Community**

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.
- Social Connection – Enhance social connections throughout Burnaby.

#### **A Dynamic Community**

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

#### **An Inclusive Community**

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community.
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

### **3.0 NEIGHBOURHOOD CHARACTERISTICS**

- 3.1 The subject site is comprised of four properties: 6450, 6486, 6488, and 6508 Telford Avenue. 6450 Telford Avenue is zoned RM3 Multiple Family Residential District and improved with a three-storey, 33-unit, strata-titled apartment building constructed in 1976. 6486 Telford Avenue is zoned R5 Residential District and improved with a two-storey, eight-unit rental apartment building constructed in 1955. 6488 Telford Avenue is zoned RM3 Multiple Family Residential District and improved with a three-storey, five-unit strata-title apartment building constructed in 1980. 6508 Telford Avenue is zoned R5 Residential District and vacant. Vehicular access to all the properties is currently provided from a rear lane.
- 3.2 To the east of the subject site, across the lane, is the “Highline” mixed-use development that is currently under construction, comprised of a 46-storey market residential building atop a commercial and townhouse podium, and a 14-storey non-market rental apartment building (Rezoning Reference #16-42). Directly to south is an older low-rise rental apartment building on a site that is designated for future high-density, multiple-family development. To the west, across Telford Avenue, is the 46-storey “Metroplace” mixed-use multi-family and commercial development (Rezoning Reference #08-05). To the north, across Beresford Street, are the BC Parkway, Expo SkyTrain Line, and east stationhouse entry for the Metrotown SkyTrain Station. To the north beyond Central Boulevard are the Metrotower Office Complex and Metropolis at Metrotown shopping centre.

#### 4.0 BACKGROUND INFORMATION

The subject development site is within the Maywood Neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan designates the site for high-density mixed-use Comprehensive Development, utilizing the RM5s Multiple Family Residential District and C2 Community Commercial District as guidelines. As well, in accordance with Council-adopted policy regarding rental use zoning, the inclusion of the RM5r Multiple Family Residential District in the proposed Comprehensive Development zoning is required to support the development of secured rental units. High quality architectural and urban design, a strong relationship to Beresford Street and Telford Avenue, exceptional public realm improvements, and a sustainable redevelopment approach are to be derived from the project.

#### 5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, and Metrotown Downtown Plan as guidelines). The preliminary development concept is to reconfigure the site into two separate, legal parcels. The northern parcel is expected to support a high-rise market residential building atop a retail and office podium, while the southern parcel is expected to be developed with a high-rise rental apartment building. Vehicular access to both parcels will be from the lane, and all parking will be provided underground.
- 5.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 FAR 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.

In line with Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework (Stream 1 – Rental Replacement and Stream 2 – Inclusionary Rental), the applicant is required to provide eight replacement rental units plus inclusionary rental units using the CD (RM5r) District, with the minimum rental unit count to be equal to 20% of the market units achieved under the RM5s District, excluding units achieved using density offset. Given the site's designation for high-density mixed-use development and its proximity to the Metrotown SkyTrain Station and the Metro Downtown Core, the developer has expressed the desire to utilize the full 2.2 FAR available under the CD (RM5r) District in order to achieve additional rental units above the policy minimum. Furthermore, the developer has expressed a desire to offer over half of the rental units required by the rental policy at affordable rates (20% below Canada Mortgage and Housing Corporation average market rates) in order to help meet the City's housing affordability objectives and to access a portion of the offset density available under the RM5s District. As such, the total residential density expected for this project is approximately 7.82 FAR, comprised of 5.63 FAR for market units (inclusive of a 0.63 FAR offset density) and 2.2 FAR for rental units (market rental and affordable rental).

Under the adopted policy, the RMr density that is surplus to the housing obligation is at the discretion of Council. If granted, the units derived from this density would have their rents tied to Residential Tenancy Branch maximum increases, including following a change in tenancy. This arrangement would be secured through a Housing Agreement. Finally, it is noted that the subject site is appropriately sized and designated under the Metrotown Downtown Plan to accommodate the total cumulative densities being proposed, and is therefore supported by staff.

The 1.3 FAR available under the CD (C2) Community Commercial District is proposed to be fully utilized to provide retail and office space.

- 5.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including but not necessarily limited to the following:
- construction of Telford Avenue to its final Town Centre standard (Local Road), with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - construction of Beresford Street to the final Town Centre standard (Beresford Art Walk) with separated sidewalks, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
  - provision of a 6.0 m statutory right-of-way along the south property line and construction of a new neighbourhood pedestrian/cycling linkage within it; and,
  - provision of storm, sanitary sewer, and water main upgrades as required.
- 5.4 3.0m x 3.0m corner truncation dedications are required on Beresford Street at Telford Avenue, and on Beresford Street at the rear lane.
- 5.5 Surplus road allowance may be available for sale along the Beresford frontage. Submission of a survey and road geometric for review and acceptance prior to the project's advancement to a Public Hearing is necessary to confirm any land that may be surplus to transportation and public realm requirements.
- 5.6 The undergrounding of overhead wiring abutting the site on Telford Avenue and the rear lane is required.
- 5.7 Any necessary easements, covenants, and rights-of-way for the site are to be provided.
- 5.8 A Housing Agreement is required to regulate affordability measures and rental rates for the market and affordable rental component of the development.
- 5.9 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.

- 5.10 Due to proximity to the Expo SkyTrain Line, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 5.11 Given the extent of excavation anticipated for the subject development, the retention of existing trees onsite is unlikely. The applicant will be required to provide a tree survey to determine the type and size of trees proposed for removal, and obtain a tree cutting permit for all trees over 20 cm (8 inches) in diameter.
- 5.12 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development will meet BC Building Code adaptable housing standards.
- 5.13 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 5.14 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.15 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 5.16 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.
- 5.17 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 5.18 The Parkland Acquisition, Metrotown Public Open Space, School Site Acquisition, GVS & DD Sewerage, and Regional Transportation Cost Charges are applicable to this application.
- 5.19 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 6.0 RECOMMENDATION

1. **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.



KH:rh

**Attachments**

cc: City Solicitor

City Clerk

**SCHEDULE A**  
**REZONING 17-10009**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
101-6450 Telford Avenue	Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-719
102-6450 Telford Avenue	Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-727
103-6450 Telford Avenue	Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-735
104-6450 Telford Avenue	Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-743
105-6450 Telford Avenue	Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	000-505-579
106-6450 Telford Avenue	Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-751
107-6450 Telford Avenue	Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-778
108-6450 Telford Avenue	Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-786

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
109-6450 Telford Avenue	Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	000-788-538
110-6450 Telford Avenue	Strata Lot 10 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-794
111-6450 Telford Avenue	Strata Lot 11 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-808
201-6450 Telford Avenue	Strata Lot 12 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-816
202-6450 Telford Avenue	Strata Lot 13 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-824
203-6450 Telford Avenue	Strata Lot 14 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-859
204-6450 Telford Avenue	Strata Lot 15 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-867
205-6450 Telford Avenue	Strata Lot 16 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-875
206-6450 Telford Avenue	Strata Lot 17 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-883

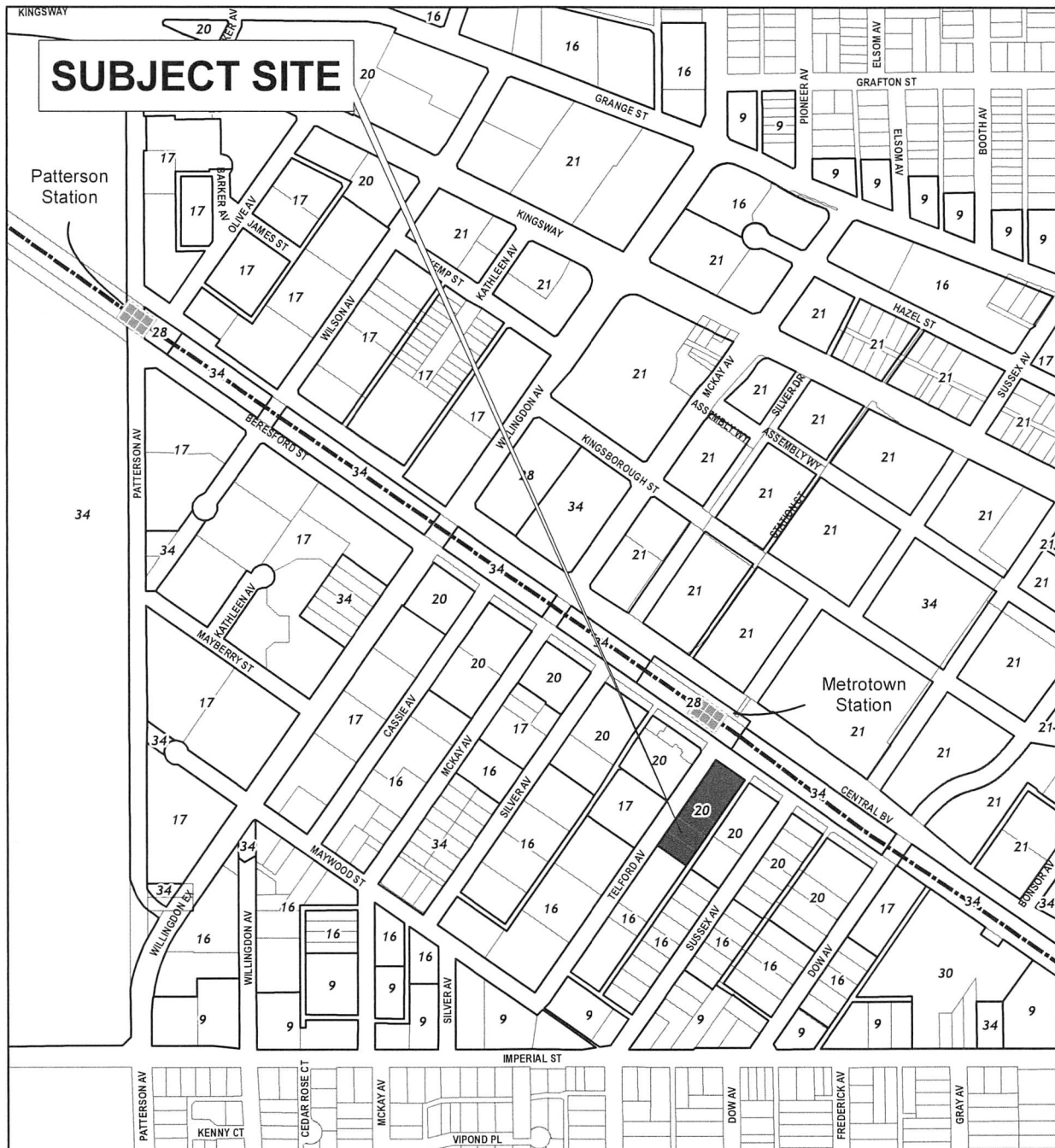
<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
207-6450 Telford Avenue	Strata Lot 18 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-905
208-6450 Telford Avenue	Strata Lot 19 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-913
209-6450 Telford Avenue	Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-930
210-6450 Telford Avenue	Strata Lot 21 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-948
211-6450 Telford Avenue	Strata Lot 22 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-956
301-6450 Telford Avenue	Strata Lot 23 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-972
302-6450 Telford Avenue	Strata Lot 24 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	000-636-541
303-6450 Telford Avenue	Strata Lot 25 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-981
304-6450 Telford Avenue	Strata Lot 26 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-999



<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
305-6450 Telford Avenue	Strata Lot 27 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-014
306-6450 Telford Avenue	Strata Lot 28 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-057
307-6450 Telford Avenue	Strata Lot 29 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-081
308-6450 Telford Avenue	Strata Lot 30 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-103
309-6450 Telford Avenue	Strata Lot 31 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-111
310-6450 Telford Avenue	Strata Lot 32 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-120
311-6450 Telford Avenue	Strata Lot 33 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-138
6486 Telford Avenue	Lot 5 District Lot 153 Group 1 New Westminster District Plan 1566	002-196-123
6488 Telford Avenue	Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-510
6490 Telford Avenue	Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-471

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6494 Telford Avenue	Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-536
6496 Telford Avenue	Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-498
6498 Telford Avenue	Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-561
6508 Telford Avenue	Lot 7 District Lots 152 And 153 Group 1 New Westminster District Plan 1566	011-761-211





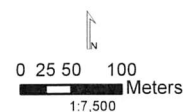
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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)



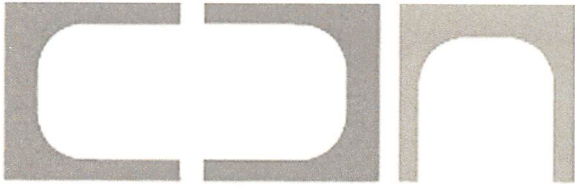
Planning and Building Dept

## Metrotown Plan



Printed on July 11, 2019

Sketch #2



**CHRIS DIKEAKOS ARCHITECTS INC.**

October 12, 2017

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

**Re: Rezoning Letter of Intent for 6450, 6486, 6488 and 6508 Telford Street, Burnaby, B.C.**

Dear Mr. Pelletier,

As authorized agents on behalf of Westland (Telford) International Investment Ltd. we submit this application to rezone 6450, 6486, 6488 and 6508 Telford Street, Burnaby B.C. from the current RM3 to CD Comprehensive Development District (utilizing the RM5s/C2 High Density Mixed Use District zoning). The intent of this rezoning application is to construct a high-rise market residential condominium with ground floor Commercial and above grade Office uses fronting Beresford. All parking for the project will be located below grade. The proposal will be consistent with the newly adopted Metrotown Town Center Plan.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,



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**Chris Dikeakos, Architect AIBC, AIA**  
Managing Principal  
Chris Dikeakos Architects Inc.