

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #17-10016
2019 JULY 24**

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** iFortune Homes Inc.
South 415 – 5811 Cooney Road
Richmond, BC V5X 3M1
Attn: Eric Aderneck
- 1.2 Subject:** Application for the rezoning of:
See Schedule “A”
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6605, 6607, and 6665 Royal Oak Avenue
- 1.4 Location:** The subject site is located on the west side of Royal Oak Avenue, south of Grimmer Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with frontage on Royal Oak Avenue of 60.36 m (198 ft.), a depth of 37.98 m (125 ft.), and an area of approximately 2,292.47 m² (24,676 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 rental podium.

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 three properties: 6605, 6607, and 6665 Royal Oak Avenue. The property at 6665 Royal Oak Avenue is improved with a three-storey 19 unit rental apartment building, spanning four lots, constructed in 1963. The properties at 6605 and 6607 Royal Oak Avenue are improved with single-family dwellings, both of which were constructed in 2002. Vehicular access to all the properties is currently provided from the rear lane.

3.2 To the north of the subject site, across Grimmer Street, are older rental apartment buildings with a newer townhouse development and the Burlington Square mixed-use development beyond. To the east across Royal Oak Avenue is an older commercial building with newer low-rise mixed use development beyond. Directly to the south is a newer 4-unit strata development constructed in 2014, with an older low-rise rental apartment building, and low-rise strata apartment building beyond. To the west, across the rear lane, are older low-rise rental apartment buildings.

4.0 BACKGROUND INFORMATION

The subject development site is within the Marlborough 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 RM4s 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 RM4r 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 Royal Oak 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 RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C2 Community Commercial District, and Metrotown Downtown Plan as guidelines). The preliminary concept is to develop a high-rise strata apartment building atop a low-rise podium, with retail at grade and affordable rental units above. Vehicular access will be from the lane, and all parking will be provided underground.
- 5.2 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 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.

Council’s recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 1 – Rental Replacement, Stream 2 – Inclusionary Rental and Stream 3 – Voluntary Commercial Rental are available apply to the subject rezoning application. In this regard, the applicant is required to provide a minimum of 19 replacement rental units plus inclusionary rental units using the CD (RM4r) District, with the minimum rental unit count to be equal to the greater of 1:1 replacement or 20% of the market units achieved under the RM4s District, excluding units achieved using density offset.

The applicant has expressed a commitment to provide 100% of the required rental units at affordable rates, in accordance with the rental use zoning policy, in order to help meet the City’s housing affordability objectives and to access the 0.85 FAR offset density available under the RM4s District.

The 1.3 FAR available under the CD (C2) Community Commercial District is available for both retail/office uses, and market rental uses, whereby the rental uses do not exceed 49% of the total commercial floor area, and the full density under the RM4s has first been consumed.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 7.45 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), 0.85 FAR (offset), and 1.3 FAR (C2), subject to Council approval.

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 Act maximum available 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.

- 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 Royal Oak Avenue to its final Town Centre standard (Major Collector Road), with concrete curb and gutter, separated sidewalks, two-way cycle track, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Grimmer Street to the final Town Centre standard (Local Road) with separated sidewalks, street trees, rain gardens, street and pedestrian lighting;
 - Improvement of the rear lane, as necessary; 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 Grimmer Street at Royal Oak Avenue, and on Grimmer Street at the rear lane.
- 5.5 The undergrounding of overhead wiring abutting the site on Grimmer Street is required.
- 5.6 Any necessary easements, covenants, and rights-of-way for the site are to be provided.
- 5.7 The approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 5.8 Due to proximity to Kingsway an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 5.9 A Housing Agreement is required to regulate affordability measures and rental rates for the market and affordable rental component of the development.
- 5.10 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.

- 5.11 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 and City of Burnaby adaptable housing standards.
- 5.12 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 5.13 The approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.14 The approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 5.15 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.
- 5.16 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 5.17 The submission of a Public Art Plan 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

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.



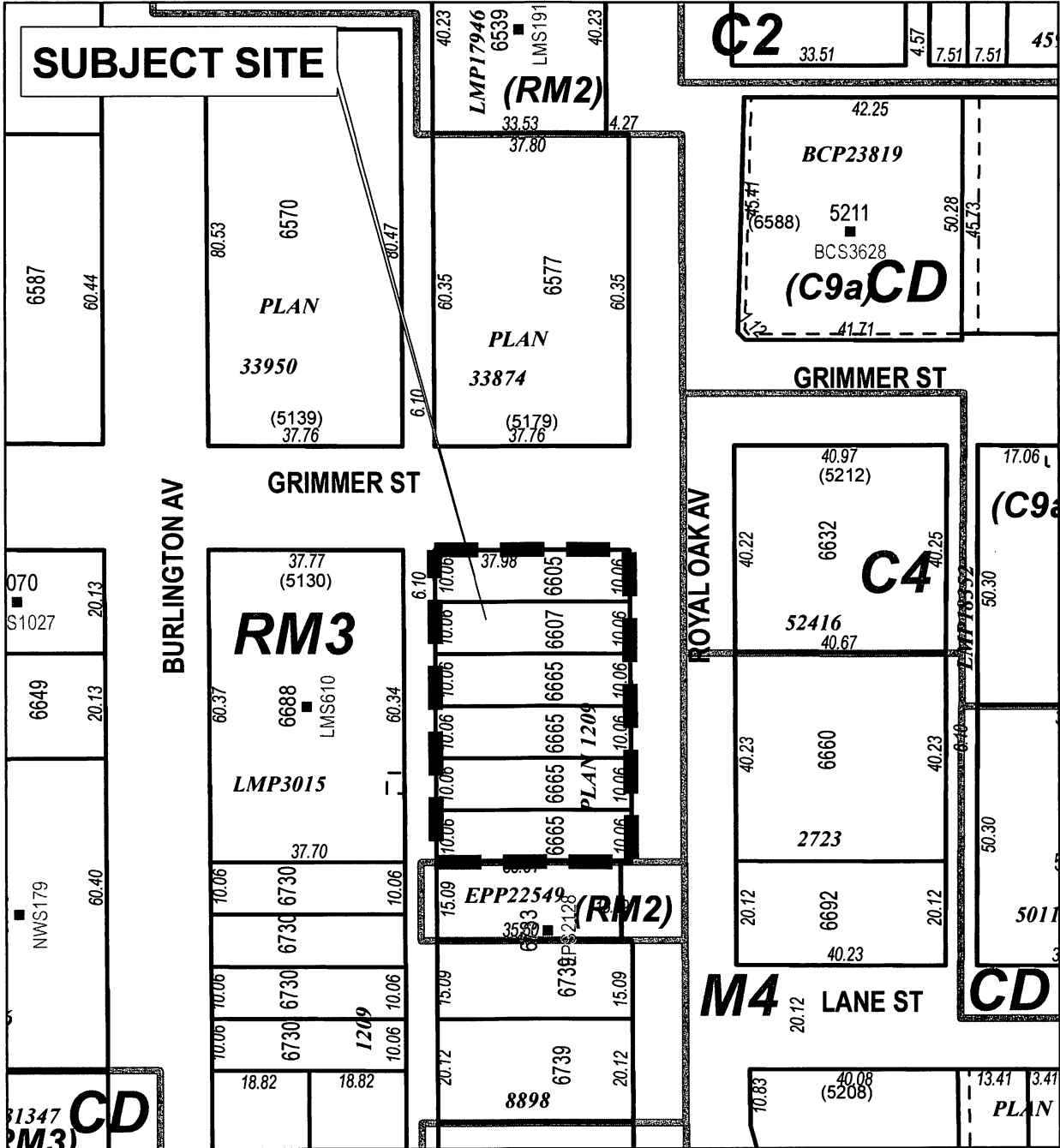
JBS/GT:tn

Attachments

cc: City Solicitor
City Clerk

SCHEDULE A
REZONING REFERENCE #17-10016

ADDRESS	LEGAL DESCRIPTION	PID
6605 Royal Oak Avenue	Lot 15 Block 1 DL 152 Group 1 NWD Plan 1209	012-037-893
6607 Royal Oak Avenue	Lot 16 Block 1 DL 152 Group 1 NWD Plan 1209	012-037-907
6665 Royal Oak Avenue	Lot 17 Block 1 DL 152 Group 1 NWD Plan 1209	003-146-138



PLANNING & BUILDING DEPARTMENT




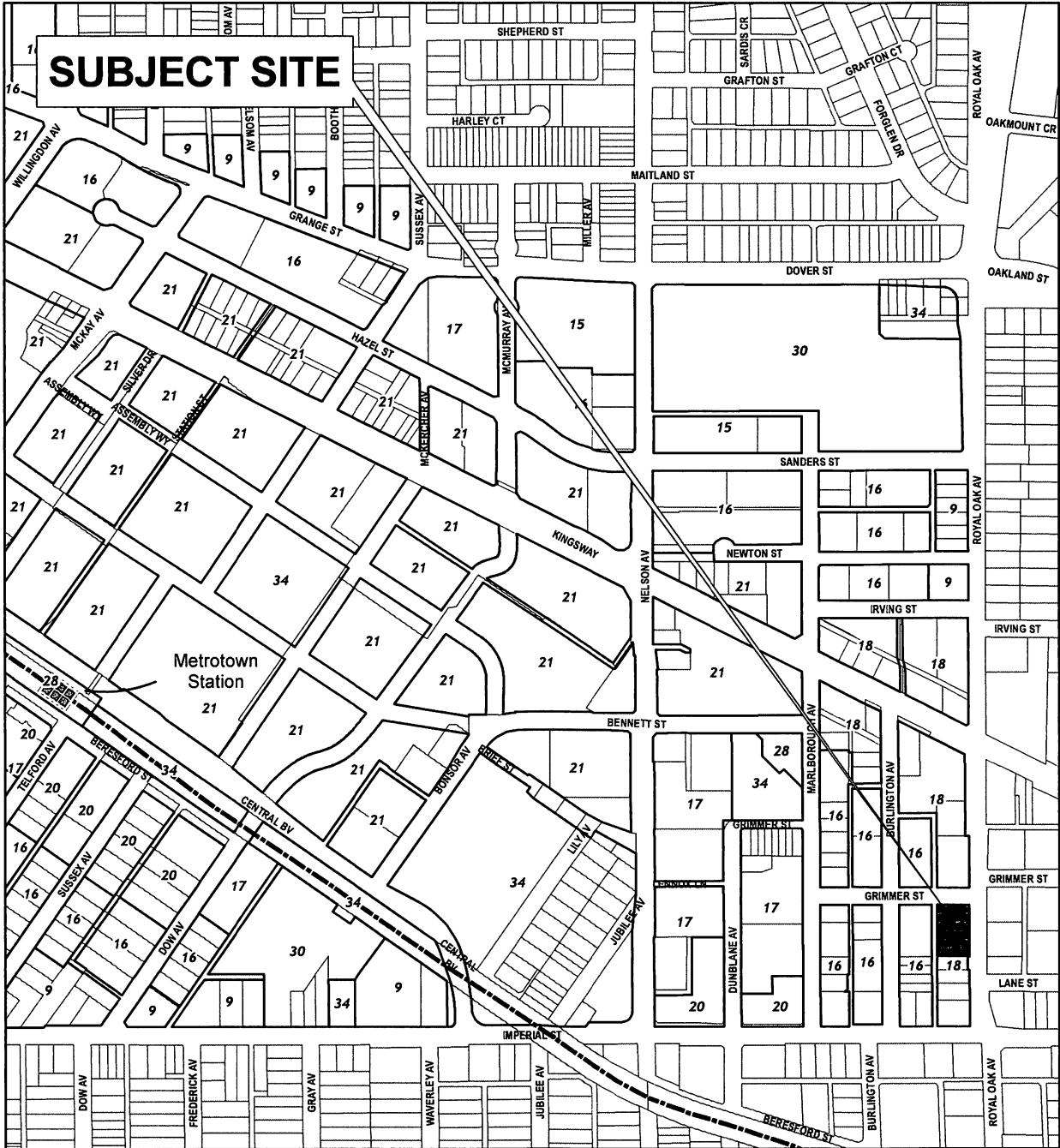
DATE: JUL 23 2019

SCALE: 1:1,250

DRAWN BY: AY

REZONING REFERENCE #17-10016
6605, 6607 AND 6665 ROYAL OAK AVENUE

 Subject Site

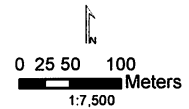


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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan



July 23, 2019

Grant Taylor – Planner
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: 6605 / 6607 / 6665 Royal Oak Avenue Burnaby – Rezoning Application

The application is to rezone the site located at 6605 / 6607 / 6665 Royal Oak Avenue, Burnaby to a CD zone based on RM4s / RM4r / C2, to allow for development density of up to 7.45 FAR, subject to council approval.

The site is within the Metrotown Downtown Plan and the proposal is consistent with the High Density Mixed Use designation. The project is supportive of Burnaby's objectives to enhance the Regional City Centre, focus growth in areas with a range of uses and amenities, encourage transit usage, and provide diverse housing and employment options.

The 24,500 sq ft site currently has two single detached houses and an older low-rise apartment building (19 units), which will be removed. The proposal is to build a new mixed use building, with a commercial and rental residential podium and residential tower. The development will offer a range of strata and rental apartment units, along with retail at grade and office. The design includes underground parking, on-site amenities, roof-top gardens and terraces with landscaping.

The development will respect the area context and the transition from higher densities to the west to lower densities to the east. The project will be a positive contribution towards the development of this evolving and maturing part of Burnaby.

The design addresses the street corner situation and improves curb appeal along Royal Oak Avenue and Grimmer Street, allowing for east-west pedestrian connection as well as scaling down on the south side to respect the low-rise neighbouring property. The development will also provide a significant road dedication along Royal Oak Ave to accommodate the town centre street standard, which includes a future four-lane road, boulevard, bike lane, rain garden, and sidewalks on both sides.

Supplementing this rezoning application, detailed design drawings and supporting documentation will be submitted through the subsequent Subdivision / Consolidation and Preliminary Plan Approval processes.

We appreciate working with the City of Burnaby to advance this development application. If any questions, please contact the undersigned at: 604-721-5528 / email: eric@ifortunehomes.com. Thank you.

Yours truly,

iFortuneHomes Inc.



Eric Aderneck, RPP, MCIP, MPI, BCom, DULE
Vice President – Planning & Development