

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-13 2019 September 11

#### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Hotson Architecture Inc.  
Attn: Kai Hotson  
215 – 35 West 5<sup>th</sup> Avenue  
Vancouver, BC V5Y 1H4
- 1.2 Subject:** Application for the rezoning of:  
Lot 64 District, Lot 153, Group 1, NWD Plan 26877
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and RM4r Multiple Family Residential District)
- 1.3 Address:** 6615 Telford Ave
- 1.4 Location:** The subject property is located on the west side of Telford Avenue, midblock between Beresford Street and Maywood Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The subject property is roughly square in shape with a width of 67.01 m (219.8 ft.), a depth of 67.52 m (221.5 ft.), and a total area of approximately 4,524.1 m<sup>2</sup> (48,697 sq.ft.), subject to legal survey.
- 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 construct a low/mid-rise rental apartment building and a high-rise strata apartment building.

#### 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Metrotown Downtown Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

**A Connected Community**

- 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 property, located at 6615 Telford Ave, is improved with a 55-unit, three-storey residential rental building that was constructed in 1964. The prevailing zoning for the subject property is RM3 Multiple Family Residential District.
- 3.2 To the north, west, east and south are older three-storey apartment buildings, which are designated in the Metrotown Downtown Plan for redevelopment utilizing the RM4s District as a guideline.

**4.0 BACKGROUND INFORMATION**

The subject site is within the Maywood Neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The adopted Plan designates the subject 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 Metrotown SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

**5.0 GENERAL INFORMATION**

- 5.1 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, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines.

The proposed development form for the site consists of a low/mid-rise rental apartment building and a high-rise market strata tower. Off-street parking for the subject development is to 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 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 is applicable to the subject rezoning application. The applicant has expressed a commitment to replace the existing 55 rental units on-site at affordable rent levels in accordance with the rental use zoning policy (prevailing rents for returning tenants or 80% of CMHC average for new tenants), 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. Sufficient density for the replacement units would be derived from the addition of the RM4r Multiple Family Residential District.

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 6.15 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), and 0.85 FAR (offset), 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 provide an estimate for all services necessary to serve the subject site, including:
- construction of Telford Avenue to its final Town Centre Two-Lane Collector standard with separated sidewalks, cycle tracks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - any improvements required to bring the abutting lanes to City standard; and,
  - storm, sanitary sewer and water main upgrades as required.

- 5.4 Any required road dedications and/or statutory rights-of-way along Telford Avenue and the lane will be determined as part of a suitable road geometric prior to Public Hearing.
- 5.5 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 5.6 The submission of a Green Building strategy for the subject site will be required.
- 5.7 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 5.8 In line with Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet established adaptability guidelines.
- 5.9 The registration of a Housing Agreement, indicating that the proposed rent rates are compliant with the Council adopted Rental Use Zoning Policy and Initial Implementation Framework, is required.
- 5.10 Approval of a Tenant Assistance Plan will be required in conjunction with this rezoning application.
- 5.11 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation will be required.
- 5.12 The feasibility of undergrounding overhead wiring in the lane abutting the site will be examined. If undergrounding is not feasible, preducting and cash deposit for future works will be required.
- 5.13 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.14 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review.
- 5.15 Development Cost Charges Applicable to this application include:
  - Parkland Acquisition,
  - School Site Acquisition,

- GVS & DD Sewerage Cost Charges, and,
- Regional Transportation Development Cost Charge.

5.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 6.0 RECOMMENDATION

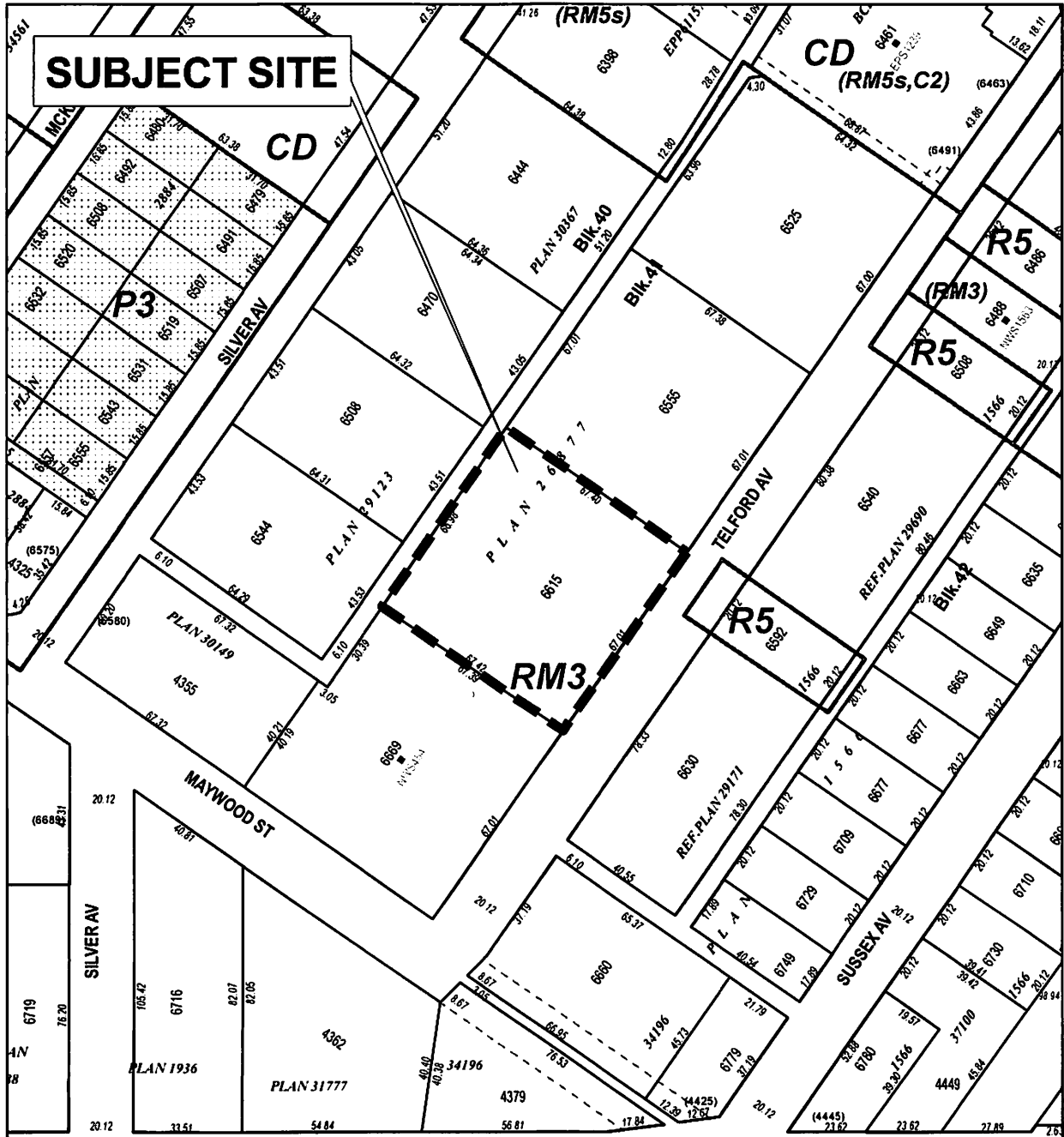
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



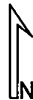
DR:

*Attachments*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 09 2019

SCALE:

1:2,000

DRAWN BY:

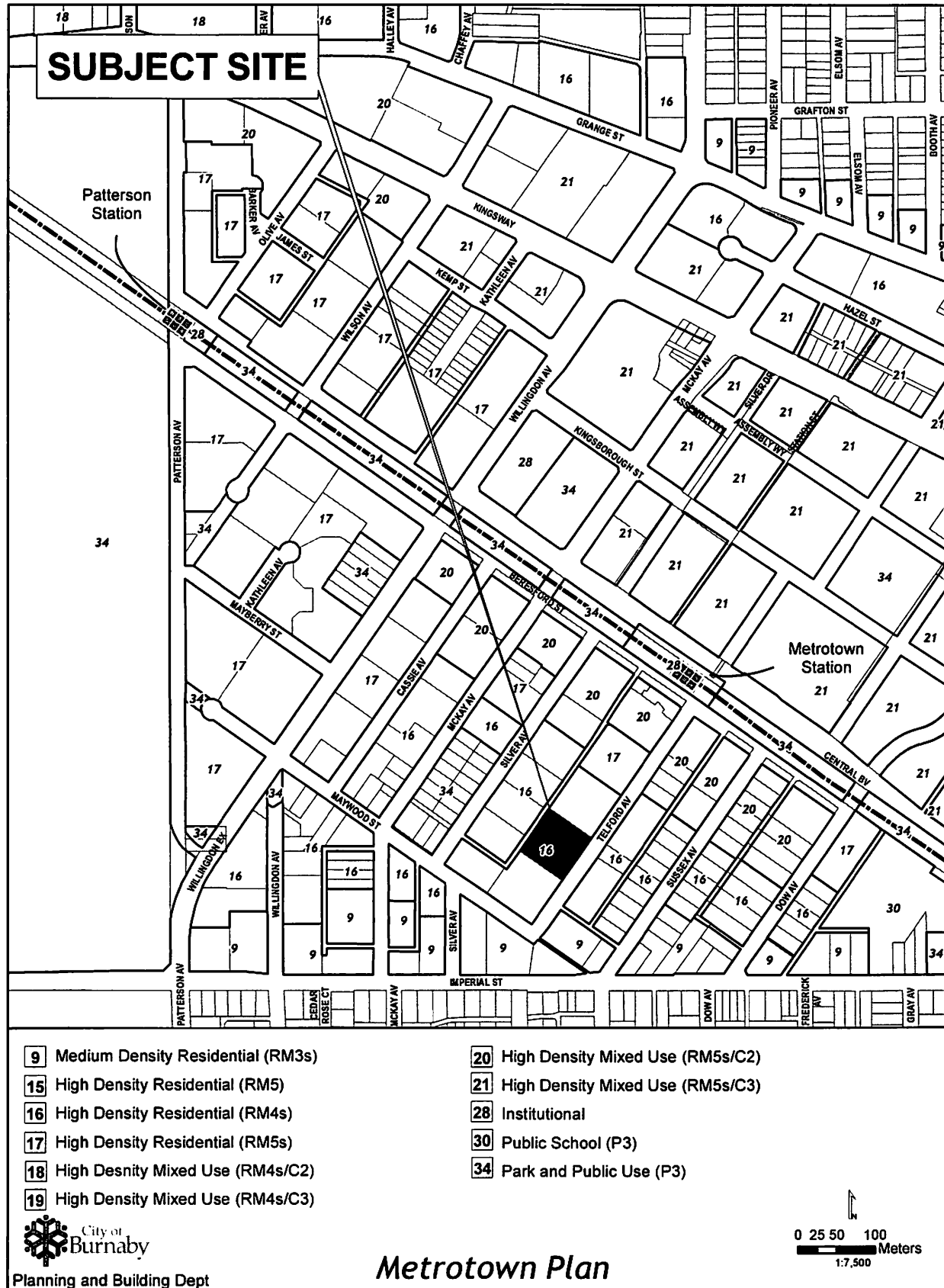
AY

REZONING REFERENCE #18-13  
6615 TELFORD AVENUE



Subject Site

Sketch #1



**HOTSON**

HOTSON Architecture Inc.  
215 - 35 West 5th Avenue  
Vancouver, BC V5Y 1H4  
Canada  
604 558 6956  
info@hotson.ca

**Principal**  
Kai Hotson Architect AIBC

March 02, 2018

City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2  
**Attn: Lou Pelletier**  
Director of Planning and Building

**Re: 6615 TELFORD AVENUE, BURNABY, BC  
REZONING LETTER OF INTENT**

Dear Lou,

On behalf of 1121274 B.C. Ltd. and Kingborn Properties, we are pleased to submit this application to rezone 6615 Telford Avenue from the current RM3 zoning to CD Comprehensive Development District, utilizing the RM4s high-density residential district and Metrotown Downtown Plan as guidelines.

The site consists of one existing multi-family residential property, located within the Maywood neighbourhood. It is bounded by Telford Avenue to the south, a lane to the north, and is flanked by existing multi-family residential properties.

The proposal contemplates a development consisting of ground-oriented, low-rise housing facing Telford Avenue and a single residential apartment building. Parking will be located below-grade.

Thank you for your consideration of this rezoning application. We look forward to working with the City towards approval of this application. Please contact us should you have any questions arising out of this submission.

Best Regards,

Hotson Architecture Inc.



Kai Hotson  
Architect AIBC, M.Arch, B.Sc(Hons)  
Principal

Cc Kevin Chu, Kingborn Properties  
Zeralynne Te, City of Burnaby