

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-20 2019 SEPTEMBER 11

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Keltic Canada Development
#2338 – 666 Burrard Street
Vancouver, BC V6C 2X8
Attn: Kim Barnsley
- 1.2 Subject:** Application for the rezoning of:
Lots 42-46, District Lot 153, Group 1, NWD Plan 1566
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential District, and RM5s and RM5r Multiple Family Residential District)
- 1.3 Address:** 6620 Sussex Avenue
- 1.4 Location:** The subject site is located within the Maywood neighbourhood of the Metrotown Downtown Plan Area on the southeast side of Sussex Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Sussex Avenue of approximately 100.54 m (330 ft.) and a lot area of approximately 4,070.88 m² (43,819 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 tower with a low-rise rental apartment building.

2.0 POLICY FRAMEWORK

The proposed rezoning application 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 6620 Sussex Avenue, is comprised of five legal lots and is improved with a 53 unit, two to three-storey low-rise rental apartment building that was constructed in 1965. Vehicular access to the site is currently provided via a driveway located on Sussex Avenue. The prevailing zoning for the subject site is RM3 Multiple Family Residential District.
- 3.2 To the northwest, across Sussex Avenue, is a mixed-use development under construction, comprised of a single high-rise tower with retail, office and residential uses, and a residential townhouse podium, and a second mid-rise, non-market rental apartment building (Rezoning Reference #16-42), as well as older low-rise rental apartment buildings. Directly to the east, west and southwest of the subject site are older low-rise rental apartment buildings constructed in the 1950s.

4.0 BACKGROUND INFORMATION

- 4.1 The subject development site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The Maywood neighbourhood is intended to be the residential “heart” of Metrotown, with opportunities for people to live, gather, socialize, and celebrate. The adopted Plan designates the three southerly lots of the subject site for high-density residential development under the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential District as guidelines. The remaining two northern lots are designated for high-density residential development under CD Comprehensive Development District, utilizing the RM5s and RM5r Multiple Family Residential District as guidelines. While the Metrotown Downtown Plan shows a portion of the site having a C2 District designation, the C2 District is only applied to sites with direct frontage on Beresford Street. Thus, development of this site will be for residential uses only and will not include the C2 District.

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.

The proposed development form would consist of a single, strata high-rise tower with a street-oriented, low-rise rental apartment building with full underground-parking. Vehicular access to the site would be via a proposed driveway (statutory right-of-way), off Sussex Avenue at the south end of the site.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential District, and RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines.
- 5.2 It should be noted that per the Metrotown Downtown Plan, consolidated sites with multiple residential designations are to have their densities calculated in a manner that is consistent with the relative proportions (areas) of the land use designations that comprise the consolidated site. As such, the maximum market residential density to be applied to the three southerly lots is 3.6 FAR (inclusive of the available 1.1 amenity density bonus), in accordance with the CD (RM4s) District, while the maximum market residential density to be applied to the two northerly lots is 5.0 FAR (inclusive of the available 1.6 amenity density bonus), in accordance with the CD (RM5s) District. Blended, the overall site has a maximum market strata residential density of 4.16 FAR (inclusive of a blended 1.30 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 prior to Third Reading.
- 5.3 In order to help meet the City's housing affordability objectives, Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 1 – Rental Replacement is applicable to the subject rezoning application. Under the policy, the applicant will be required to provide rental units as part of the development, with the minimum number anticipated to be 53 units, equal to the number of existing units on site. Sufficient density for the rental units would be derived from the addition of the RM4r and the RM5r Districts.

The applicant has expressed an interest in providing 100% of the required rental units at affordable rates (prevailing rental rates for returning tenants or 80% of CMHC market average rents for vacant units), in accordance with the rental use zoning policy, in order to help meet the City's housing affordability objectives and to access the full density

offset available (1.90 FAR). The affordable rental units would be secured through a Housing Agreement.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted (including the potential density offset) may be up to 6.15 FAR under the RM4s and RM4r Districts, and up to 8.3 FAR under the RM5s and RM5r Districts. When these densities are applied to the relative proportions (areas) of the land use designations that comprise the consolidated site, the maximum overall blended density is calculated to be 7.01 FAR, comprised of 4.16 FAR of RM4s/RM5s market density, 0.95 FAR of RM4r/RM5r rental density, and 1.90 FAR offset density.

Under the adopted policy, use of 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 Section 219 covenant. 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.

- 5.4 The Director Engineering will provide an estimate for all services necessary to serve this site, but not necessarily be limited to the following:
- construction of Sussex Avenue to its final Town Centre standard (Two-lane Collector);
 - provision of a 6.0 m (19.7 ft.) statutory right-of-way along the northern property for a neighbourhood linkage, including construction of a 4.0 m (13.1 ft.) lit pedestrian and cycling path through the site to align with a future linkage to the east;
 - construction of a new lane along the south property line; and,
 - upgrades to storm, sanitary sewer and water mains as required.
- 5.5 A road dedication of approximately 1.8 m (5.9 ft.) is required along Sussex Avenue to enable public realm construction to its final standard. The final figure is to be confirmed through a detailed road geometric prior to Third Reading.
- 5.6 The undergrounding of overhead wiring abutting the site on Sussex Avenue is required.
- 5.7 Any necessary easements, covenants and rights-of-way for the site are to be provided.
- 5.8 An acoustic study will be required to ensure compliance with Council adopted sound criteria.
- 5.9 The submission of a Green Building strategy for the subject site will be required.

- 5.10 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 5.11 In line with Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet established adaptability guidelines.
- 5.12 Approval of a Tenant Assistance Plan will be required in conjunction with this rezoning application.
- 5.13 A comprehensive on-site storm water management system is 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 Development Cost Charges required for the site include:
- Parkland Acquisition;
 - School Site Acquisition;
 - GVS & DD Sewerage Cost Charges; and
 - Regional Transportation Development Cost Charge.
- 5.17 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.



KL:rh

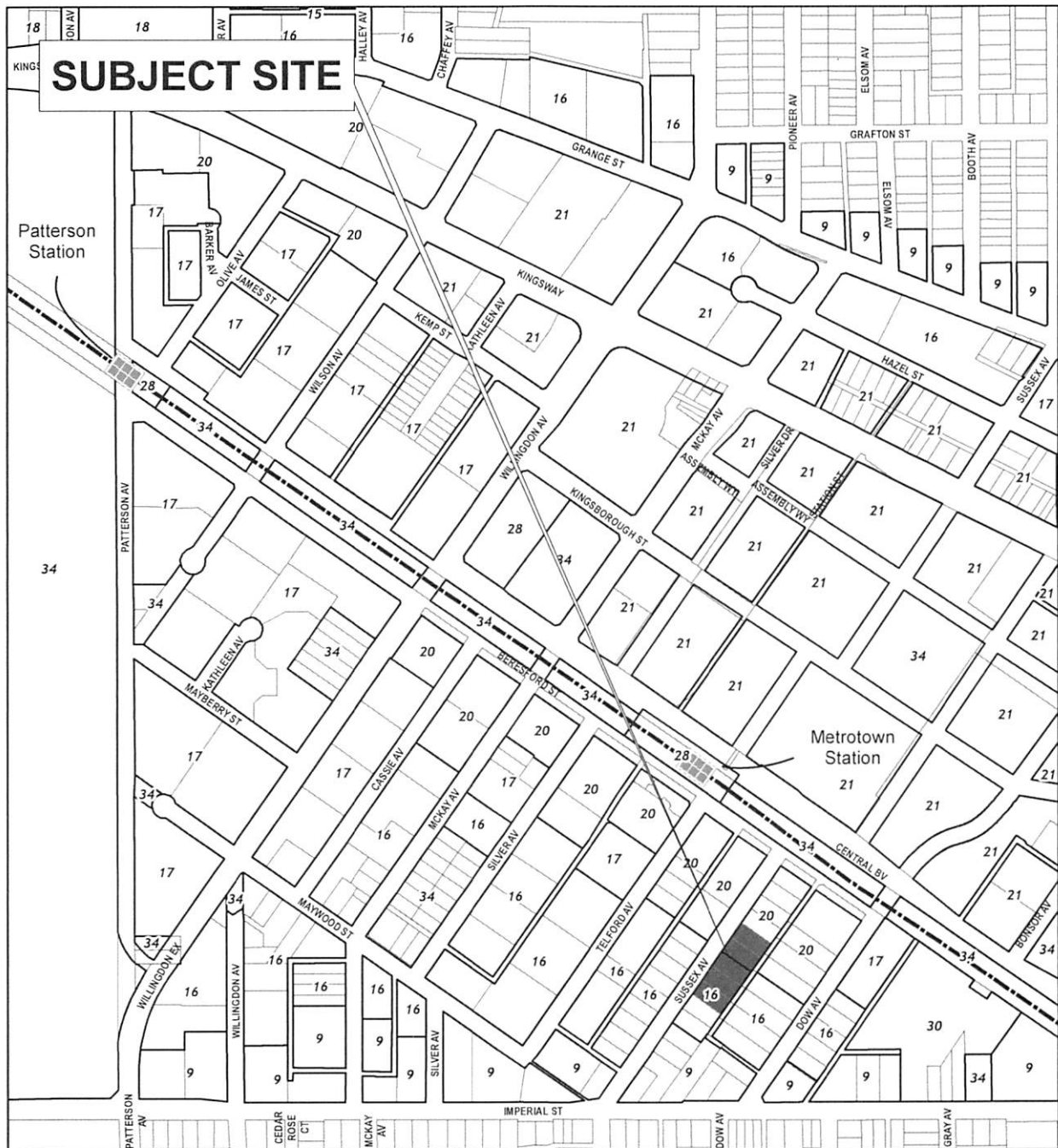
Attachments

cc: City Solicitor
City Clerk



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)

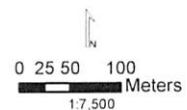
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

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Metrotown Plan



Sketch #2



Kim Barnsley, Senior Manager
Keltic (Sussex) Development Ltd.
2338 – 666 Burrard Street
Vancouver, BC V6C 2X8
Phone: 604-260-2712

September 9, 2019

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

Re: Rezoning Letter of Intent
6620 Sussex Avenue
Community Plan Area – Metrotown Downtown Plan

I, Kim Barnsley, on behalf of Keltic (Sussex) Development Ltd., have submitted this application to rezone 6620 Sussex Avenue from the current zoning RM3 Multiple Family Residential District to a CD Comprehensive Development District utilizing RM4s/RM4r Multiple Family Residential District, RM5s/RM5r Multiple Family Residential District and the Metrotown Downtown Plan. The intent of this rezoning application is to construct a stand-alone, low-rise, wood frame affordable rental building and a market residential tower.

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

Kim Barnsley
Senior Manager