

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-31 2019 October 23

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** IBI Group Architects
700 – 1285 West Pender Street
Vancouver, BC V6E 4B1
Attn: Tony Wai
- 1.2 Subject:** Application for the rezoning of:
Lot B, District Lot 152, Group 1, NWD Plan 1520
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6540 Marlborough Avenue
- 1.4 Location:** The subject site is located on the east side of Marlborough Avenue, between Kingsway and Grimmer Street. (Sketch #1 *attached*)
- 1.5 Size:** The site is rectangular in shape with a width of 60.35 m (198 ft.), a depth of 33.49 m (110 ft.), and a total area of approximately 2,018 m² (21,722 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 residential building consisting of market strata and affordable rental units.

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

- Social Connection – Enhance social connections throughout Burnaby.
- Geographic Connection – Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

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.

A Healthy Community

- Community Involvement – Encourage residents and businesses to give back to and invest in the community.

A Dynamic Community

- City facilities and infrastructure – Build and maintain infrastructure that meets the needs of our growing community.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property located at 6540 Marlborough Avenue is currently zoned RM3 Multiple Family Residential District. The property is improved with a three-storey 30-unit rental apartment building with underground parking which was built in 1969. Vehicular access to the site is provided from the rear lane.

To the north of the subject site is an older two-storey rental apartment building, and a two-storey commercial building across the lane that fronts Kingsway. To the west across Marlborough Avenue, are Fire Station No. 3 and Loble Park. To the south are three older rental apartment buildings and a single family dwelling which are the subject of an active rezoning application (REZ #17-30) to permit the construction of a high-rise residential building with a townhouse podium. To the east across the lane are two vacant residential properties, as well as older three-storey 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 residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline. As such, the provision of significant community benefits, sustainable redevelopment approach, public realm

improvements, high quality urban design and superior architectural expression are required to be considered as part of the development proposal. 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.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject development site from the RM3 District to the CD District utilizing the RM4s and RM4r Districts and the Metrotown Downtown Plan as guidelines. The rezoning application is for a 20-storey high-rise apartment building, containing 14 storeys of strata units above five storeys of rental units and one storey of amenity spaces. Vehicular access to the site 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.

The proposed development is subject to the recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 1 – Rental Replacement. As such, the applicant has expressed a commitment to replace the 30 existing rental units at affordable rent levels in accordance with the rental use zoning policy (pre-development rents for returning tenants, and 80% of CMHC market average for new tenants) utilizing a portion of the RM4r density, in order to meet the City's housing affordability objectives, and to access the 0.85 FAR offset density available under the RM4s District. Additional market rental units are proposed to be provided utilizing the remaining RM4r density.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density possible on the site, subject to Council approval, is 6.15 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), and 0.85 FAR (offset density), 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 Marlborough to its final Town Centre Local Road standard;
 - construction of a portion of the rear lane to its final standard; and,
 - provision of storm, sanitary sewer, and water main upgrades as required.
- 5.4 The undergrounding of overhead wiring abutting the site on Marlborough Avenue will be required.
- 5.5 Any necessary easements, covenants, and rights-of-way for the site shall be provided.
- 5.6 The approval of a Tenant Assistance Plan in conjunction with this rezoning application will be required.
- 5.7 The registration of a Housing Agreement, indicating that the proposed rent rates are in compliance with the adopted Rental Use Zoning Policy and Initial Implementation Framework, as well as a Section 219 Covenant ensuring that the rental building remains as rental in perpetuity will be required.
- 5.8 Compliance with the Council-adopted sound criteria will be required.
- 5.9 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.
- 5.10 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development shall meet BC Building Code and City of Burnaby adaptable housing standards.
- 5.11 The approval of a detailed plan of an engineered sediment control system by the Engineering Environmental Services Division will be required.
- 5.12 The approval of a suitable solid waste and resource storage facility plan by the Engineering Environmental Services Division will be required.
- 5.13 A comprehensive on-site storm water management system in conjunction with this rezoning application will be required.

- 5.14 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.
- 5.15 The submission of a Green Building strategy for the subject site will be required.
- 5.16 Development Cost Charges Applicable to this application include:
- Parkland Acquisition;
 - School Site Acquisition;
 - GVS & DD Sewerage Cost Charges; and
 - Regional Transportation Development Cost Charge.
- 5.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

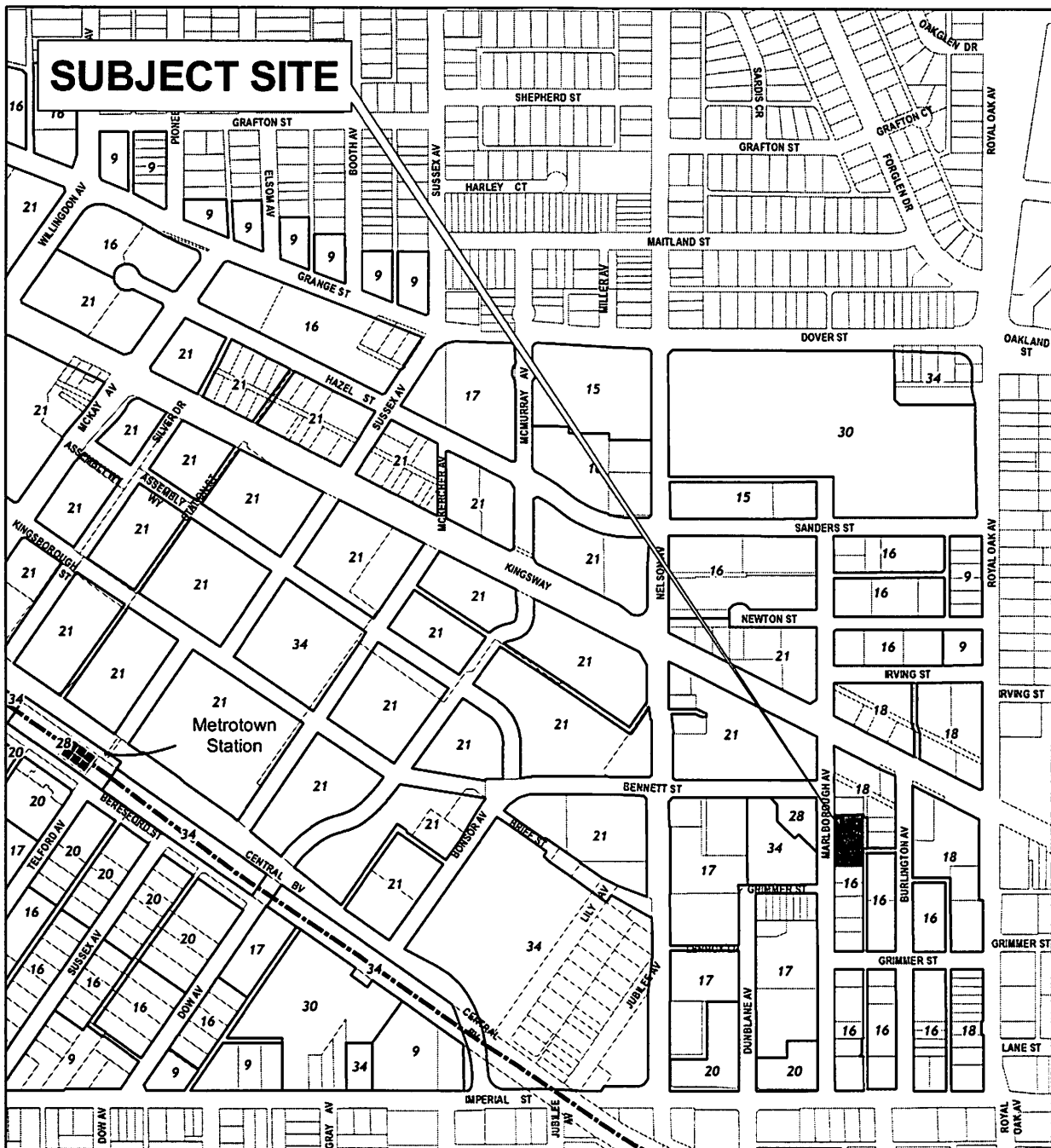
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



PS:tn/rh

Attachments

cc: City Solicitor
City Clerk



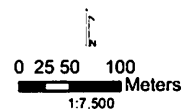
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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 June 26, 2018

Sketch #2



IBI GROUP
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ibigroup.com

June 20, 2018

REZONING APPLICATION - LETTER OF INTENT
PROPOSED RESIDENTIAL DEVELOPMENT
6540 MARLBOROUGH AVENUE, BURNABY

Dear Ed Kozak:

We are applying for a rezoning application at 6540 Marlborough Avenue on behalf of our clients Gosen and Bold (Marlborough) Limited Partnership. We are proposing a mid-rise residential apartment building with a townhouse podium oriented towards Marlborough Avenue. Parking will be provided underground with vehicular access off the lane.

The application proposes to rezone the subject site to the RM4s Multiple Family District in order to achieve a residential density of 3.6 FAR (inclusive of 1.1 FAR bonus density).

Please inform us on how to proceed and what should be our next step.

Yours truly,

GOSEN AND BOLD (MARLBOROUGH) LIMITED PARTNERSHIP

Tyler Thorne

Vice President, Development

IBI GROUP ARCHITECTS (CANADA) INC.

Tony Wai M. ARCH., INTERN ARCHITECT AIBC

Associate