
TO: CITY MANAGER **DATE:** 2020 April 15

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #17-26

**SUBJECT: REZONING REFERENCE #17-26
6525 TELFORD AVENUE
RESPONSE TO ISSUES RAISED AT PUBLIC HEARING**

PURPOSE: To provide further information on the proposed high-rise apartment building and low-rise rental apartment building as requested at the Public Hearing for Rezoning Reference #17-26.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #17-26.

REPORT**1.0 BACKGROUND**

On 2019 November 19, a Public Hearing was held for Rezoning Reference #17-26. The purpose of the subject rezoning application is to develop a 37 storey market (strata) residential building fronting Telford Avenue and a six storey rental residential building oriented towards an east-west neighbourhood linkage pathway along the north property line (see *attached* Sketches #1 and #2). The proposed development replaces an existing 54-unit low-rise rental building currently occupying the site.

At the Public Hearing, seven written and six verbal submissions were received from area residents and community advocates in opposition to the rezoning. Concerns expressed related to: the adoption of a new Tenant Assistance Policy prior to advancing development; the unaffordability of rents for displaced tenants; the number of replacement units required through redevelopment; and building height as it relates to shadowing/light and views. At the Public Hearing, Council requested that a staff report be submitted to provide further information on the issues raised. This report responds to Council's request.

2.0 ISSUES RAISED*Issue #1 – Tenant Assistance Policy*

Questions were raised regarding the requirement for an updated Tenant Assistance Policy prior to advancing development.

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Response:

At the time the subject rezoning application was advanced to Public Hearing the updated Tenant Assistance Policy was in its final review, based on the guidelines established by the Mayor’s Task Force’s Final Report. One of the conditions to the subject rezoning application was the adherence to an updated Tenant Assistance Policy, which would be advanced for Council’s consideration at a future date. Notwithstanding, as a result of questions raised at the Public Hearing for the subject rezoning application, and similar rezoning applications that were heard on 2019 November 19, the subject rezoning bylaw amendment was held until the final updated Tenant Assistance Policy was adopted by Council.

It is noted that the Draft Tenant Assistance Policy was advanced for Council’s consideration on 2019 December 02, and the Finalized Tenant Assistance Policy was approved by Council on 2020 March 09. The finalized policy has been *attached* to this report, and will be provided to all those who spoke at or submitted correspondence to the Public Hearing. The Finalized Tenant Assistance Policy aims to ensure tenants affected by redevelopment are suitably housed, while replacement units are under construction. To assist tenants in finding interim housing and assist with moving requirements, a tenant assistance coordinator is required to be retained by the applicant. For specific information related to the policy’s applicability and information on required relocation assistance, it is encouraged that affected parties review the policy in detail, and contact the City’s Renters Office if further questions arise.

Issue #2 – Unaffordability of rents for displaced tenants

Concerns have been raised regarding the cost of rental units in Metrotown and for tenants displaced as a result of rezoning.

Response:

Current rental rates for purpose built rental units are determined by many market factors including, but not limited to, age of construction, building condition, location, supply and demand. Given convenient access to transit and services in Metrotown, housing demand is high, and vacancy rates are quite low, resulting in increasing rents. Arising from such concerns, Council adopted the Rental Use Zoning Policy (*attached*) which requires units lost to redevelopment to be replaced at a 1:1 ratio, and that affected tenants get the right of first refusal to occupy a unit within the replacement building at or near the pre-development rent levels. The Rental Use Zoning Policy also requires that all new rezonings for multiple family developments in community plan areas provide the equivalent of 20% of the proposed market units as non-market rental. Furthermore the policy permits the development of additional voluntary market rental units on multiple-family residential and mixed-use sites. The goal of these policy streams is to increase the supply of market and non-market housing to assist with rental housing availability and affordability.

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Issue #3 – Replacement units required on the subject site

Concerns have been raised regarding the number of replacement units proposed in the subject rezoning.

Response:

The current rental building on the subject site accommodates 54 existing rental units. Under the adopted Rental Use Zoning Policy, the applicant is required to provide the greater of 1:1 replacement of the existing rental units (54), or the equivalent of 20% of the proposed strata units excluding units achieved using density offset (52). In this regard, the applicant is required to provide 54 rental units, which is equivalent to the number of existing rental units on site. The applicant has also elected to provide 12 additional voluntarily market rental units on site beyond the required 54 replacement units, for a total rental unit count of 66.

Issue #4 – Building Height, Shadowing/Solar Access, and Views

Concerns were raised regarding the proposed height of the building as it relates to shadowing/solar access and views.

Response:

The proposed high-rise building is 37 storeys. It is sited 48.8 m (160 ft.) away from the nearest residential tower, which is 46 storeys and situated to the north at 6461 Telford Avenue. This well exceeds the minimum 100 ft. face-to-face tower separation that is sought by the urban design guidelines contained in the Metrotown Downtown Plan. It is also noted that the proposed tower floor plate is 695.7 m² (7,488 sq.ft.), which is less than the maximum 750 m² (8,100 sq.ft.) sought by the design guidelines.

While a tower with a slightly lower height and a larger floor plate could be considered for the subject site, this would result in a bulkier, more impactful form; there would be less on-site open space, increased shadowing, greater view obstruction, and reduced separation between buildings. Within the Metrotown Downtown context, the proposed building height and massing has appropriately taken into consideration issues of shadowing/solar access and views.

3.0 CONCLUSION

The subject rezoning application (Rezoning Reference #17-26) proposes development of a high-rise strata apartment building fronting Telford Avenue, and a low-rise rental residential building oriented towards an east-west neighbourhood linkage pathway along the north property line.

This report provides information responding to questions raised at the Public Hearing, including those related to the adoption of a new Tenant Assistance Policy prior to advancing development; the

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unaffordability of rents for displaced tenants; concerns related to the number of replacement units required through redevelopment; and concerns related to building height with respect to shadowing/solar access and views. As a condition of Third Reading and Final Adoption of the rezoning, the applicant will be required to reconfirm that the application fully conforms to the Council-adopted Tenant Assistance Policy and Rental Use Zoning Policy. Further, as a condition of Final Adoption, a Housing Agreement and Section 219 Covenant will be executed to secure approved rent levels, and to ensure that the rental component is not stratified. Finally financial security will be required to ensure that the conditions of the adopted Tenant Assistance Policy and its related relocation assistance for tenants is provided. The proposed building height and massing are considered to be appropriate, given the subject property's location within the Metrotown Downtown area. In view of the above, the proposed rezoning application remains supported by staff.

It is recommended that a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #17-26.

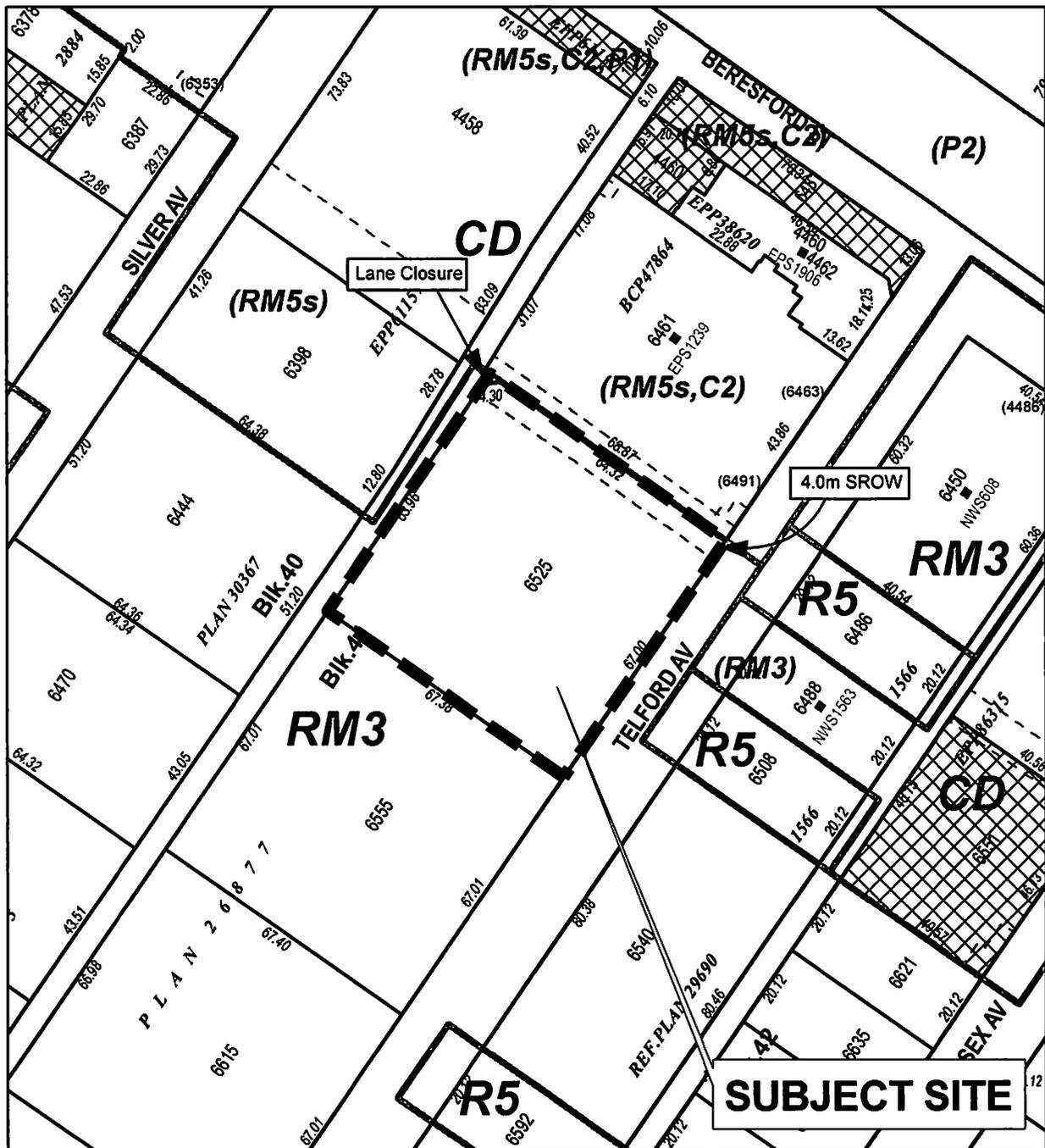


E. W. Kozak, Director
PLANNING AND BUILDING

KH:tn

Attachments

cc: Director Corporate Services
Chief Building Inspector
City Clerk



PLANNING & BUILDING DEPARTMENT



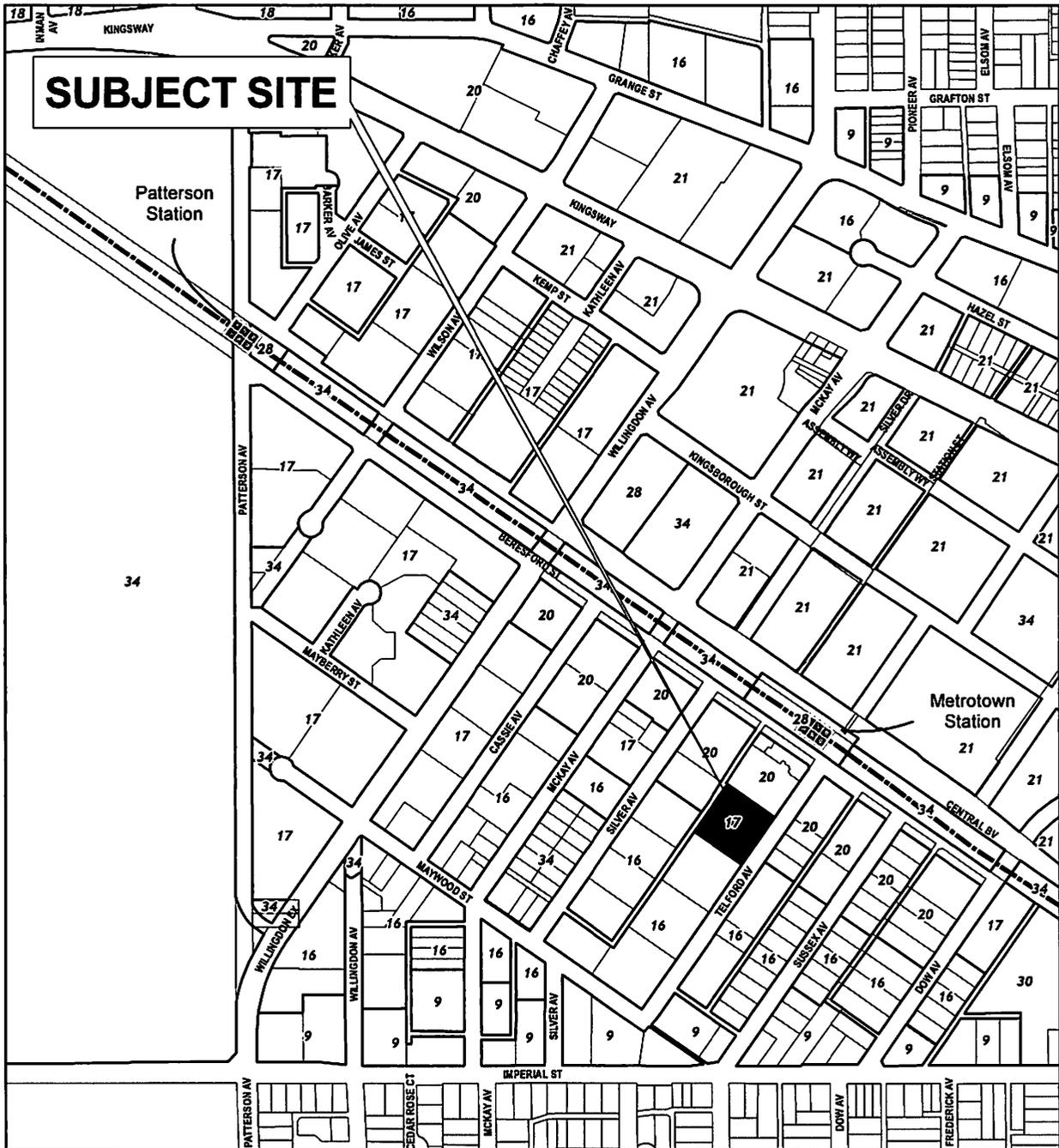
DATE: OCT 09 2019

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #17-26
6525 TELFORD AVENUE

 Subject Site



- 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)



City of Burnaby
Planning and Building Dept

Metrotown Plan

