

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-49 2020 April 22

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Matchpoint Development Ltd.
101-6386 East Boulevard
Vancouver, BC V6M 3V8
Attn: Vicky Zheng
- 1.2 Subject:** Application for the rezoning of:
Lot: 17 Block: District Lot: 153 Plan: NWP25187
Lot: 4, 5, 6 Block: 44 District Lot: 153 Plan: NWP1212
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6645, 6659, 6675, 6691 Dow Avenue
- 1.4 Location:** The subject site is located on the west side of Dow Avenue, on the south side of Beresford Street (Sketch #1 *attached*).
- 1.5 Size:** The site is generally rectangular in shape with a frontage on Dow Avenue of 127.08 m (417 ft.) and an area of approximately 8,760.32 m² (94,295 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 a mixed-use ground-oriented retail/office podium with two high-rise market residential towers, and a six-storey rental building.

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 four properties, all of which are zoned RM3 Multiple Family Residential District. 6645 Dow Avenue is improved with a three-storey, 40-unit, rental apartment building constructed in 1962. 6659 Dow Avenue is improved with a two-storey, 16-unit, rental apartment building constructed in 1964. 6675 Dow Avenue is improved with a three-storey, 20-unit, rental apartment building constructed in 1959. 6691 Dow Avenue is improved with a two-storey, 15-unit, rental apartment building constructed in 1955. Vehicular access to 6645 Dow Avenue is currently provided from a rear lane. Access to the other three properties is provided off Dow Avenue.

3.2 To the east of the subject site, across Dow Avenue, is the “Moda” high-density multiple-family development completed in 2013 (Rezoning Reference #11-24), which is comprised of a 37-storey residential building and a low-rise townhouse podium. Directly to the south and west of the subject site are older low-rise rental apartment buildings that are designated for future high-density, multiple-family and mixed-use development. To the north across Beresford Street, is the BC Parkway, the Expo SkyTrain Line guideway, and Central Boulevard, beyond which is the Metrotower Office Complex and Metropolis at Metrotown shopping centre.

4.0 BACKGROUND INFORMATION

The subject development site is within the Maywood 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 RM5s 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 RM5r 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 Beresford Street and Dow 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 RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, and Metrotown Downtown Plan as guidelines). The preliminary development concept is a mixed-use ground-oriented retail/office podium with two high-rise market residential towers above, and a separate six-storey rental building.
- 5.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 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 value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.

In line with Council's recently adopted Finalized Rental Use Zoning Policy (Stream 1 – Rental Replacement and Stream 2 – Inclusionary Rental), the applicant is required to provide 91 replacement rental units plus additional inclusionary rental units using the CD (RM5r) District, with the minimum rental unit count to be equal to 20% of the market units achieved under the RM5s District, excluding units achieved using density offset. Rents for the replacement units would initially be at established rates, while rents for the inclusionary units, and replacement units over time, would be set at 20% below CMHC market median. A density offset of 1.1 FAR is available to support the development of the affordable replacement and inclusionary units.

Given the site's designation for high-density mixed-use development and its proximity to the Metrotown SkyTrain Station and the Metro Downtown Core, the developer has expressed the desire to utilize the full 2.2 FAR available under the CD (RM5r) District in order to achieve additional rental units above the policy minimum. In accordance with the rental policy, units derived from the RMr density that is surplus to the 20% housing obligation are to be provided at a 1:1 ratio of market and CMHC market median rental units.

Under the adopted Plan and applicable policies, the total residential density permitted for the subject site is 9.6 FAR, comprised of 5.0 FAR under the RM5s District (inclusive of a 1.6 FAR amenity density bonus) a 1.1 FAR density offset, 2.2 FAR under the RM5r District for rental units (affordable rental and market rental), and 1.3 FAR under the C2 Community Commercial District to provide for retail and office space. The final densities and uses will be outlined in a future report to Council, once a suitable plan of development is finalized for presentation to a Public Hearing.

- 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 Dow Avenue to its final Town Centre (Collector) standard;
 - detailed design of the future Dow Avenue extension from Beresford Street to Central Boulevard;
 - construction of Beresford Street to its final Town Centre (Beresford Art Walk) standard;
 - construction of the full length of the rear lane along the site frontage, with temporary turnaround;
 - provision of an east-west 8.0 m statutory right-of-way mid-site, and construction of a new neighbourhood pedestrian/cycling linkage within it; and,
 - provision of storm, sanitary sewer, and water main upgrades as required.
- 5.4 The following road dedications are required:
- 1.8 m along Dow Avenue along the site frontage;
 - 10.06 m along Beresford Street along the site frontage;
 - 6.1 m from 6659, 6675, and 6691 Dow Avenue to establish a rear lane; and,
 - 3 m x 3 m corner truncations on Beresford Street at Dow Avenue and at the lane.
- 5.5 Any necessary easements, covenants, and rights-of-way for the site are to be provided.
- 5.6 A Housing Agreement is required to regulate affordability measures and rental rates for the market and affordable rental component of the development.
- 5.7 Approval of a Tenant Assistance Plan that meets Council's policy is required in conjunction with this rezoning application.
- 5.8 Due to proximity to the Expo SkyTrain Line, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 5.9 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.
- 5.10 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 adaptable housing standards.

- 5.11 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 5.12 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan 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 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 5.16 The Parkland Acquisition, Metrotown Public Open Space, School Site Acquisition, GVS & DD Sewerage, and Regional Transportation Cost Charges are applicable to this application.
- 5.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

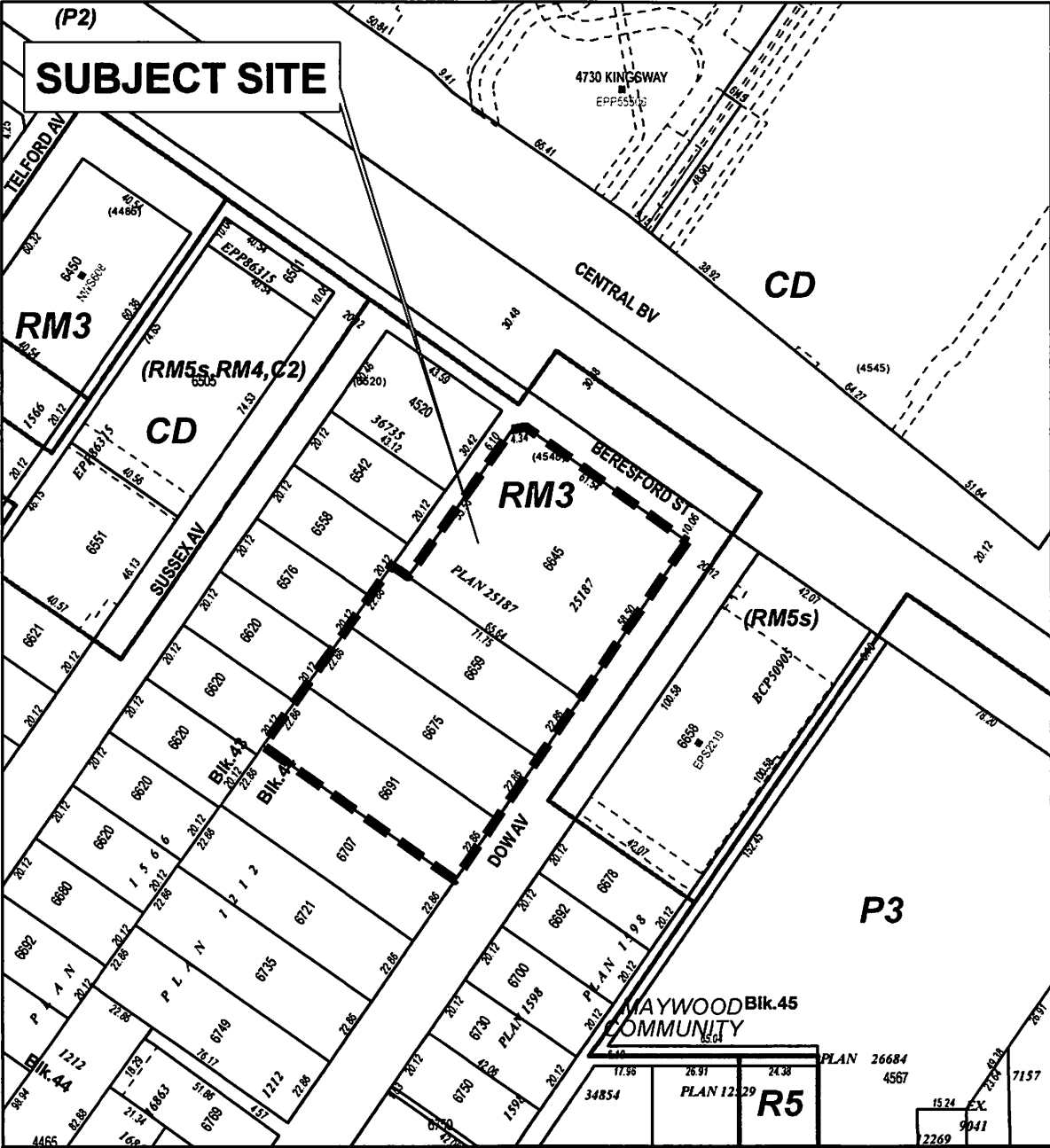
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.





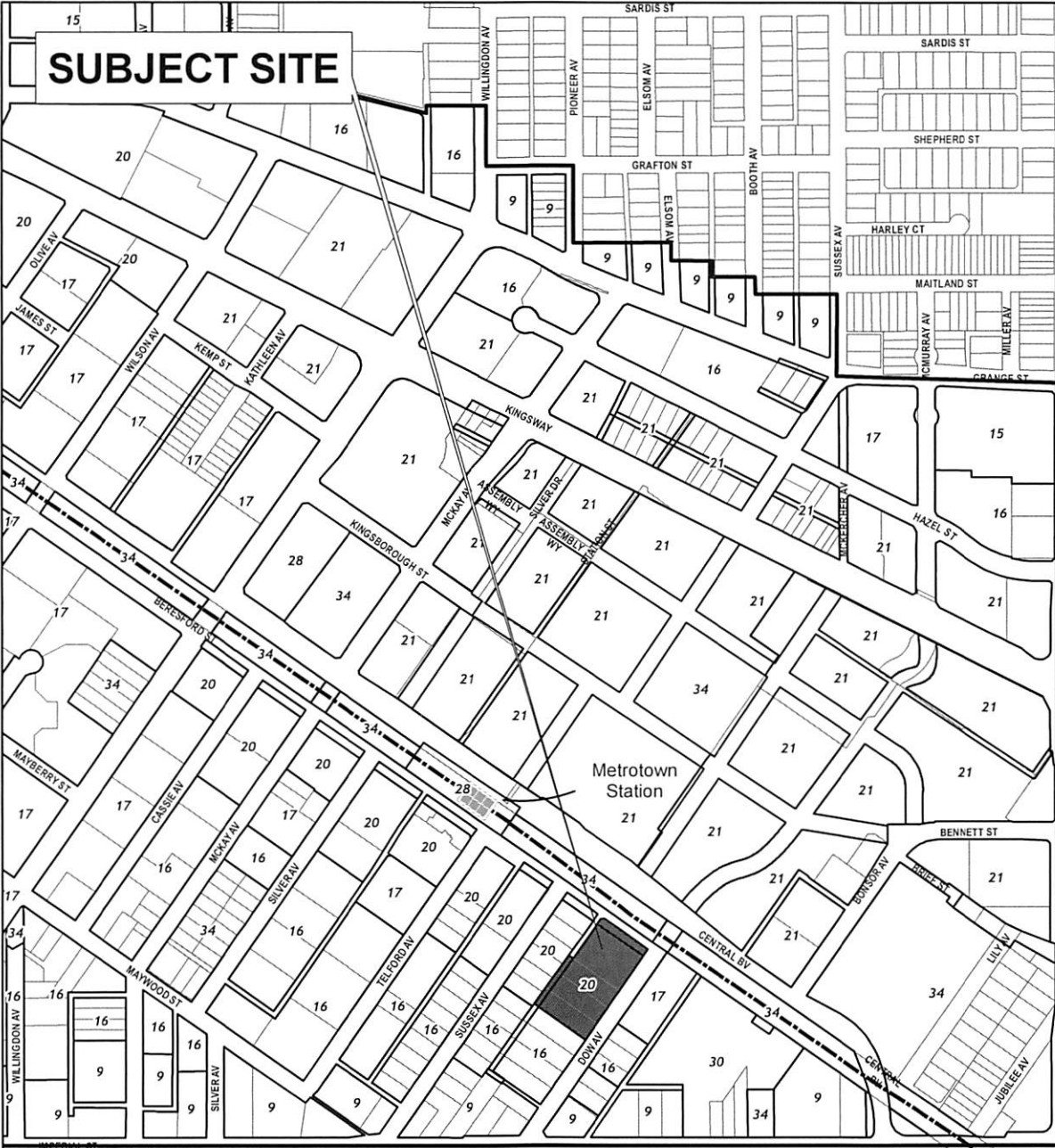
KH:tn

Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date: MAR 31 2020</p>	<p>REZONING REFERENCE #18-49 6645, 6659, 6675 AND 6691 DOW AVENUE</p>
<p>scale: 1:2,000</p>	
<p>Drawn By: JS</p>	
 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)



Planning and Building Dept

Metrotown Plan





March 25, 2020

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

Re: Letter of Intent: Rezoning Application for 6645, 6659, 6675, 6691 Dow Avenue

To Whom it May Concern,

As principal of Matchpoint Development, I am applying to rezone and consolidate the properties at 6645, 6659, 6675, and 6691 Dow Avenue with the intent of redeveloping the site under the Metrotown Community Plan.

As of November 30, 2018, 1173807 BC Ltd has acquired 6645 Dow Avenue and 0898100 BC Ltd has acquired the properties at 6659 Dow Avenue, 6675 Dow Avenue, and 6691 Dow Avenue. 1173807 BC Ltd and 0898100 BC Ltd have authorized Matchpoint Development to act on their behalf in the redevelopment of these properties.

The sites are located in Maywood and currently zoned RM3 within the Metrotown Downtown Plan allowing for rezoning to RM5s/RM5r/C2; permitting a density of 9.6 FAR (1.3 commercial, 5.0 base residential, 2.2 rental residential, 1.1 density offset). We hope to maximize this density in order to deliver a mixed-use ground-oriented retail/office podium with two high-rise residential towers and a 6-storey rental building in a new high-density, transit-oriented community with a form of development of exceptional quality providing enhanced public realm through rigorous architectural design to meet calculated market demand.

Based on conversations with Planning Staff, review of the Metrotown Downtown Plan, and existing zoning policies, we are proceeding with the following land-use assumptions:

Required setbacks:	6' commercial setbacks, 15' front, side and rear residential setbacks, 32.8' road dedication along Beresford, 19.7' lane dedication
Max. height:	N/A
Tower separation:	100' min. clear face to face; 80' min. corner to corner
Parking required:	1.1 stalls per market condo unit, 0.6 stalls per residential rental unit, and 1 stall per 495sf of commercial area
Usable Open Space:	Min. 30% of site area
Amenity FAR exemption:	Maximum 5%

The lot size is 94,425 sf, or 8,772 sm. A conditional maximum floor space ratio of 9.6 represents 906,480 sf.

We have retained Chris Dikeakos Architects to undertake conceptual and programmatic design and to provide consulting services as we enter the rezoning process. We are thoroughly excited to have the opportunity to work with CDA and the City of Burnaby.

Sincerely,

Handwritten signature of Vicky Zheng in black ink.

Vicky Zheng | Principal
Matchpoint Development Inc.



101-6386 East Blvd
Vancouver, BC V6M 3V8