

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-39 2020 DECEMBER 09

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Belford (Silver 3) Properties Limited Partnership
Attn: Jay Lin
Suite 1630 -1177 West Hastings Street
Vancouver, BC V6E 2K3
- 1.2 Subject:** Application for the rezoning of:
Lot 80, DL 153, Group 1, NWD Plan 30367
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6444 Silver Avenue (see *attached* Sketches #1 & #2)
- 1.4 Size:** The subject site is rectangular in shape, with a width of approximately 51.2 m (168 ft.), depth of approximately 64.4 m (211 ft.), and a site area of approximately 3,295.3 m² (35,470 sq.ft.).
- 1.5 Services:** The Director of Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of this rezoning bylaw amendment is to permit the development of a high-density multi-family residential building with street-oriented townhouses.

2.0 POLICY FRAMEWORK

The proposed application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community.

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive 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.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketches #1 & #2). The subject site is comprised of a single property at 6444 Silver Avenue improved with a 45 unit, three storey rental apartment building constructed in 1967. The subject property is zoned RM3 Multiple Family Residential District. Directly to the north is a two tower mixed-use high-rise development under construction (Rezoning Reference #14-19). To the east across the lane is an older rental apartment building undergoing rezoning (Rezoning Reference #17-26). To the west across Silver Avenue is a development site currently under construction (Rezoning Reference #17-25).
- 3.2 The applicant currently has four rezoning applications in stream in the Maywood neighbourhood of the Metrotown Downtown Plan area, including the subject application (Rezoning References #17-34, #17-39, #18-21, and #18-23). On 2020 December 7, Council adopted a staff report endorsed by the Planning and Development Committee proposing that the four applications be advanced concurrently and under a Phased Development Agreement (PDA) bylaw. Under the proposed terms of the PDA bylaw, the subject site would support market residential strata tenure only and have a development density of 3.6 FAR.

4.0 GENERAL INFORMATION

- 4.1 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 and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of a single high-rise residential strata apartment building with street oriented townhouse development and full underground parking. Vehicular access would be from the lane located between Silver Avenue and Telford Avenue.
- 4.2 The 45 existing rental units on site will be replaced at 6630 Telford Avenue under Rezoning Reference #18-23, which will achieve Final Adoption and Occupancy prior to, or concurrent with the subject rezoning application. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted is 3.6 FAR and proposed tenure is market residential strata only, in accordance with the draft PDA bylaw terms articulated in the 2020 December 7 Council report. The proposed prerequisite conditions of the rezoning, including Council adoption of a Phased Development Agreement bylaw, will be included in a future report.

5.0 RECOMMENDATION

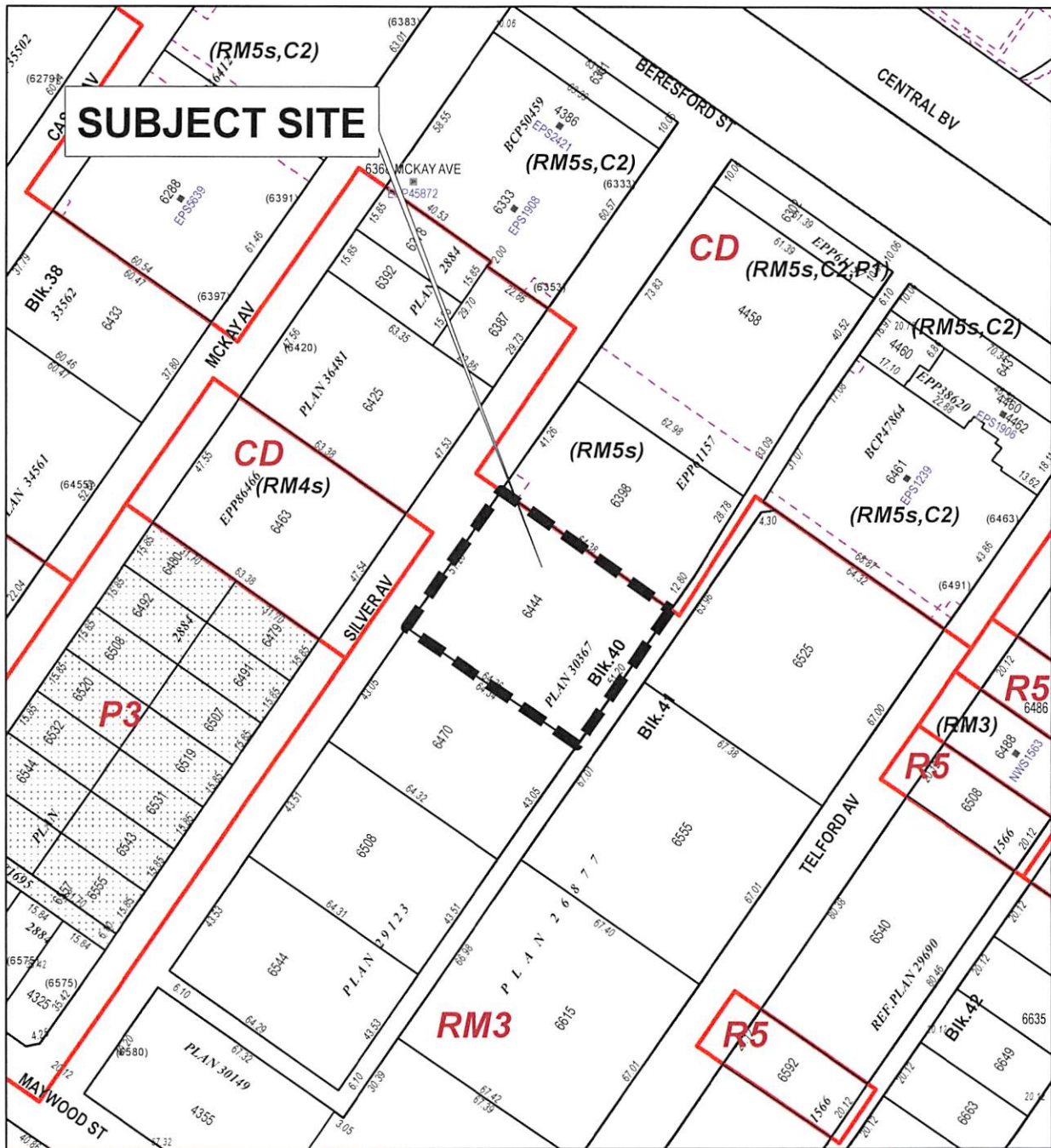
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JDC:zj

Attachment

cc: City Solicitor City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
NOV 25 2020

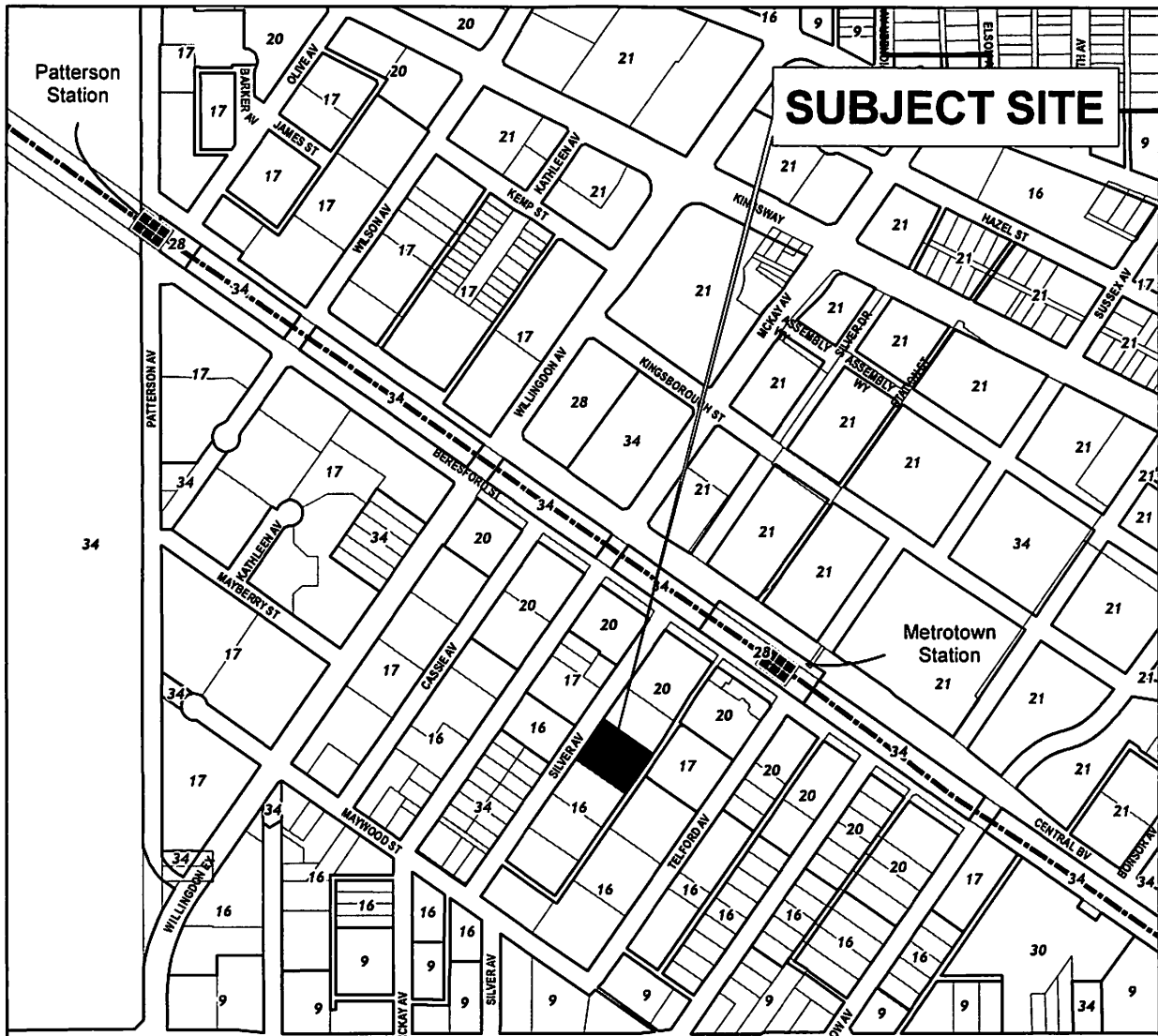
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RW

REZONING REFERENCE #17-39
6444 SILVER AVENUE

 Subject Site

Sketch #1



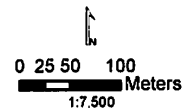
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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

Metrotown Plan



Printed on Nov 25, 2020

Sketch #2