

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-23 2020 DECEMBER 09

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Belford (Telford) 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 A, Block, DL 153, Group 1, NWD Plan 1566
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6630 Telford Avenue (see *attached* Sketches #1 and #2)
- 1.4 Size:** The subject site is rectangular in shape, with a width of approximately 78.3 m (257 ft.), depth of approximately 40.5 m (133 ft.), and a site area of approximately 3,172.7 m<sup>2</sup> (34,151 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 two high-density multi-family residential rental buildings.

#### 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 site is currently improved with a three-storey 41 unit low-rise rental apartment building. Immediately to the north of the site, there are low-rise 1960s era residential buildings. Further north, on the corner of Telford Avenue and Beresford Street is a current residential redevelopment site, Rezoning Reference #17-10009. To the east of the site are multiple low-rise 1960s era residential buildings on smaller lots. Immediately to the south of the site is a low-rise residential building, and to the west across Telford Avenue is a low-rise residential building built in 1975.
- 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.
- 3.3 Under the proposed terms of the PDA bylaw, the subject site would support market and affordable residential rental tenure only and have a development density of 8.18 FAR. Additionally, the subject site must achieve Final Adoption and Occupancy Permit prior to the development approved under the three other rezoning applications.

### 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 RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of two high-rise residential rental apartment buildings with full underground parking. Vehicle access would be from the rear lane between Telford Avenue and Sussex Avenue.
- 4.2 The 41 existing rental units on site will be replaced on site. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted is 8.18 FAR and proposed tenure is market and affordable residential rental only, in accordance with the draft PDA bylaw terms articulated in the 2020 December 7 Council report.
- 4.3 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.

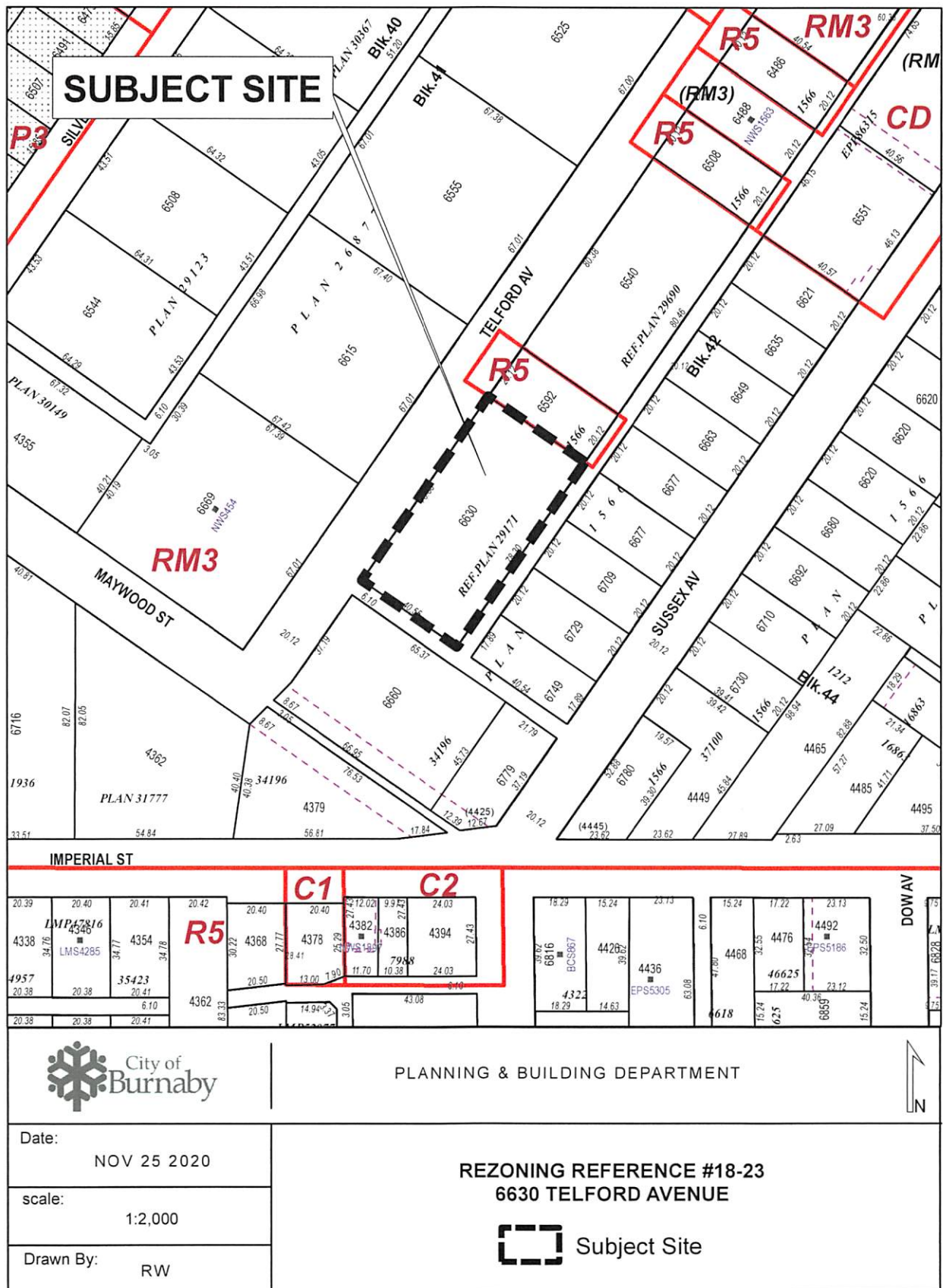


JDC:jz

*Attachments*

cc: City Solicitor

City Clerk



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

