



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 March 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-28**
High-Rise Apartment Building with Street-Oriented Townhouses and a Six Storey Non-Market Rental Component
Metrotown Downtown Plan
Third Reading

ADDRESS: 6075 Wilson Avenue

LEGAL: Lot 114, District Lot 151, Group 1, NWD Plan 410022

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6075 Wilson" prepared by GBL Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 June 08;
- b) Public Hearing held on 2020 June 23; and,
- c) Second Reading given on 2020 July 06.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2021 March 11 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11.*
- d) The utilization of an amenity bonus in accordance with Section 4.3 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11. The applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee this provision, restricting issuance of Preliminary Plan Approval and Building Permit for the proposed development, will be deposited in the Land Title Office prior to Final Adoption.*
- e) The dedication of any rights-of-way deemed requisite.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11, and the requisite subdivision plan dedicating the requisite rights-of-way will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of Section 219 Covenants in accordance with Section 4.11 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11 and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*

h) The registration of a Housing Agreement.

- *The applicant has agreed to this prerequisite in a letter dated 2021 March 11. A Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the low rise rental building. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*

i) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.

- *The applicant has agreed to this prerequisite in a letter dated 2021 March 11 and has submitted the requisite Tenant Assistance Plan in accordance with the City's Tenant Assistance Policy.*

j) The review of a detailed Sediment Control System by the Director Engineering.

- *The applicant has agreed to this prerequisite in a letter dated 2021 March 11 and submitted a detailed Sediment Control System.*

k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

- *The applicant has agreed to this prerequisite in a letter dated 2021 March 11. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office, and the required funds to guarantee this provision will be deposited prior to Final Adoption.*

l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2021 March 11 agreeing to meet this prerequisite.*

m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces

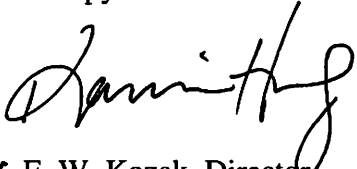
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 11, the necessary provisions have been indicated on the development plans.*

- n) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11, and the necessary provisions have been indicated on the development plans.*
- o) The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11 and the necessary provisions are indicated on the development plans*
- p) Compliance with the Council-adopted sound criteria.
 - *An acoustic study has been submitted for review by the Engineering Department – Environmental Services Division, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- q) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter 2021 March 11 and will deposit the necessary funds prior to Final Adoption.*
- r) Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 11. The necessary provisions have been indicated on the development plans.*
- s) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 March 11 to make the necessary deposits prior to Final Adoption.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2021 March 11 to make the necessary deposits prior to Final Adoption.*
- u) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 March 11 to make the necessary deposits prior to Final Adoption.*

- v) The deposit of the applicable Regional Transportation Charge.
- *The applicant has agreed in a letter dated 2021 March 11 to make the necessary deposits prior to Final Adoption.*
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has agreed to this prerequisite in a letter dated 2021 February 2, and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2021 March 29, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is *attached* for information.


for E. W. Kozak, Director
PLANNING AND BUILDING

JDC:jz
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 8, 2020 - BYLAW NO. 14162**

Rez. #17-28

6075 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6075 Wilson" prepared by GBL Architects Inc.)

Purpose: to permit the construction of a single 44-storey apartment building located at the corner of Central Boulevard and Wilson Avenue, townhouses fronting Wilson Avenue, and a six-storey non-market rental apartment building fronting Central Boulevard

Applicant: Anthem Properties Group Ltd.

Twenty-one (21) letters were received in response to the proposed rezoning application:

1. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby
2. Elinor Craig, 5888 Olive Avenue, Burnaby
3. John W. Unger, #12E-6128 Patterson Avenue, Burnaby
4. Rose Jorgenson-Mills, #17A-6128 Patterson Avenue, Burnaby
5. Martin Kitchen, #24B-6128 Patterson Avenue, Burnaby
6. Darin Froese, 7550 Rosewood Street, Burnaby
7. Robin Knickle, LPA Development and Relocation Consultants
228 West 21st Avenue, Vancouver
8. Andrew Wong, #1601-6168 Wilson Avenue, Burnaby
9. Rob Innes, #22C-6128 Patterson Avenue, Burnaby
10. Jonilyn Greene, #705-4333 Central Blvd, Burnaby
11. Linda & Chris Anderson, #218-6075 Wilson Avenue, Burnaby
12. Nick Benz, #40-6089 Willingdon Avenue, Burnaby
13. Chi Ying, 5883 Barker Avenue, Burnaby
14. Trixia Chisolm, #2006-6188 Patterson Avenue, Burnaby
15. Al Louie, #2003-5833 Wilson Avenue, Burnaby
16. Anastasia Sidorenko, #25E-6128 Patterson Avenue, Burnaby
17. Edward Chu, 4155 Central Blvd, Burnaby
18. Vladimir Karukes, #211-4155 Central Blvd, Burnaby
19. Reinhart Schauer, #201-5868 Olive Avenue, Burnaby (second submission)

- 20. Neil Pontejos, 4155 Central Blvd, Burnaby
- 21. G. Peppitas, 437 7th Street, New Westminster

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Vladimir Karukes, Strata Council Representative, #211-4155 Central Blvd, Burnaby, expressed concerns regarding the impact of related construction on resident's quality of life due to noise and dust pollution. The speaker believes that the proposed distance between the buildings is minimal. In addition, Mr. Karukes expressed concerns with construction traffic and possible structural damage to the existing complex.

Siri Shaoruagiri, 6031 Wilson Avenue, Burnaby, inquired regarding the timeline of the project, and purchase options.

Mellisa Hauie, Anthem Properties representative, #1100-1055 Dunsmuir Street, Vancouver, noted she is available to answer any questions Council and public may have.

Linda Flegel, Board President of New Vista Society, #210-6707 Southpoint Drive, Burnaby, noted this project is an important opportunity for non-market housing for seniors, families and people with disabilities.

Wynnae Seldon, 6075 Wilson Avenue, Burnaby, was not supportive of the development, but as a current resident, expressed appreciation to the tenant relocation team for their help and support.

Greg Pettipas, 436 7th Street, New Westminster, expressed concerns regarding the height of the building. The speaker supports a six-storey non-market rental project. Mr. Pettipas believes that the building does not add to a sustainable neighbourhood, and increased population will add a demand on the Skytrain and parks, as well as increase traffic in the area.

Darren Froese, CEO of New Vista Society, 7550 Rosewood Street, Burnaby, expressed appreciation to staff, Council and Anthem Properties for ongoing support and dialogue on this project.

Jerry Stochansky, was not able to participate via online webinar due to technical issues. The City Clerk recommended that Mr. Stochansky connect through a teleconference, and provided the phone number.

Edward Chu, #102-4155 Central Blvd, Burnaby, noted he supports the non- market rental housing; however, expressed concerns regarding street upgrades, increased traffic, and parking issues in the neighbourhood.

Kimberly Thomson Suzuki, 6128 Patterson Avenue, Burnaby, supports the non- market rental project in the neighbourhood, but expressed concerns with the height of the building (44-storey). The speaker believes that a 28-storey building would be a better option. Ms. Suzuki noted that the increased population will put pressure on the services, e.g. Skytrain, parks, and schools. The speaker expressed further concerns with the safety of children walking to and from school and requested that a pathway/sidewalk be provided during and after construction. In addition, the speaker requested to protect old cherry blossom trees in the neighbourhood.

Alexander Kolesov, #1402-6168 Wilson Avenue, Burnaby, spoke in opposition to the proposed rezoning application due to the increase in population. Mr. Kolesov believes the development will worsen the quality of life for the people in the area, increase traffic congestion, pollution, crime, as well as increase demand on Skytrain and Central Park.

Greg Pettipas, 436 7th Street, New Westminster, spoke for the second time noting that high-rise buildings are not sustainable and consume more electricity and low-rise buildings.

Vladimir Karukes, #211-4155 Central Blvd, Burnaby, spoke for the second time noting that when more rezoning applications are put forward in the area, the residents will be constantly affected by the construction. Mr. Karukes inquired regarding the process timeline and what can be done if he disagree with Council's decision.

Staff provided an overview of the process noting that the Public Hearing provides an opportunity for public to comment on the proposed rezoning applications.

Council will not make any decision at the Public Hearing. After the conclusion of Public Hearing, no further comments will be received by Council. At any point during the subsequent bylaw readings, Council may approve or opposed the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-28, Bylaw No. 14162 be terminated.

CARRIED UNANIMOUSLY