



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 May 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-44**
AMENDMENT BYLAW NO. 20/20; BYLAW #14180
High-Rise Strata Tower and Low Rise Non Market Rental Building
Metrotown Downtown Plan
Third reading

ADDRESS: 4275 Grange Street

LEGAL: All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, District Lot 34, Group 1, New Westminster District, Strata Plan NWS683

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM4s, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 06;
- b) Public Hearing held on 2020 July 28; and,
- c) Second Reading given on 2020 November 09.

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.

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- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2021 May 20 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 May 20.*
- d) The utilization of an amenity bonus in accordance with the Public Hearing report.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20. The applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee this provision, including restricting the 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 granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20, and the necessary statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- f) The registration of a Housing Agreement.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20. A Housing Covenant and 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.*
- g) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20.*
- h) 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 May 20. 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.

- i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 May 20.*
- j) 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 of undertaking dated 2021 May 20 agreeing to meet this prerequisite.*
- k) 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 and the necessary provisions are indicated on the development plans.*
- l) The provision of 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 May 20 and the necessary provisions are indicated on the development plans.*
- m) The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 and the necessary provisions are indicated on the development plans.*
- n) The submission of a Public Art Plan is required in conjunction with this rezoning application.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 May 20.*
- o) Due to the proximity of the subject site to Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.

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- *An acoustic study has been submitted for review by the Climate Action and Energy Division, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- p) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 and the necessary provisions are indicated on the development plans.*
- q) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 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 May 20.*
- s) The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2021 May 20 to make the necessary deposit prior to Final Adoption.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2021 May 20 to make the necessary deposit prior to Final Adoption.*
- u) The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2021 May 20 to make the necessary deposit prior to Final Adoption.*
- v) The deposit of the applicable Regional Transportation Cost Charge.
- *The applicant has agreed in a letter dated 2021 May 20 to make the necessary deposit 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.

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- *The applicant has provided a letter of undertaking dated 2021 May 20 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 May 31, 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.


E. W. Kozak, Director
PLANNING AND BUILDING

KL:tn
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 20, 2020 - BYLAW NO. 14180**

Rez. #18-44

4275 Grange Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.)

Purpose: to permit the construction of a single 31-storey high-rise strata apartment building, and a 5-storey non-market rental apartment building

Applicant: RWA Group Architecture Ltd.

25 letters were received in response to the proposed rezoning application:

1. Raminder Grewal, President, Keystone Environmental Ltd.,
#320-4400 Dominion Street, Burnaby
2. Liam Gilles, #1706-6088 Willingdon Avenue, Burnaby
3. Margaret Morgan, #2105-4266 Grange Street, Burnaby
4. Claire Kalfon, Manager, Dixon Transition Society, #204-2101 Holdom Avenue, Burnaby
5. David Neumeyer, #100-4825 Hazel Street, Burnaby
6. David Hutniak, LandlordBC, #1210-1095 West Pender, Vancouver
7. Allan Jang, 5695 Chaffey Avenue, Burnaby
8. Sophie Gu, #22-4288 Sardis Street, Burnaby
9. Fang Lin and Huaian Zheng, #8-4288 Sardis Street, Burnaby
10. Akiko Fogel, #12-4288 Sardis Street, Burnaby
11. Rob Nordrum, #905-4160 Sardis Street, Burnaby
12. Dolores Reichert, #1907-4288 Grange Street, Burnaby
13. Mei Xue, #9-4288 Sardis Street, Burnaby
14. Al Louie, #2003-5833 Wilson Avenue, Burnaby
15. Judith and George Jolly, #114-5693 Chaffey Avenue, Burnaby
16. Wenli (Clarisa) Wang, #36-4288 Sardis Street, Burnaby
17. Aaron Chen, #2-4288 Sardis Street, Burnaby
18. Riewert Bitenga, *no address provided*
19. Stephanie Jung, #6-4288 Sardis Street, Burnaby

- 20. Grace Sun on behalf of Chao, Wei Li and Sun, Ching-Ho of #10-4288 Sardis Street, Burnaby
- 21. Zhu Lian Lai and Wei Ming Wu, #7-4288 Sardis Street, Burnaby
- 22. David A. Martin, #1460-701 West Georgia Street, Vancouver
- 23. Keith Saunders, #2207-4160 Sardis Street, Burnaby (*petition with 163 signatures*)
- 24. G. Pettipas, 436 7th Street, New Westminster
- 25. Amir Dizdarevic, #30-4288 Sardis Street, Burnaby

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

Keith Saunders, #2207-4160 Sardis Street, Burnaby, referred to the petition he submitted, and spoke in opposition to the proposed rezoning application. The speaker expressed concerns about the high-rises on north side of Grange Street, as he was told when he purchased his property that there would not be any high-rises. The speaker read the petition for the information of Council. Mr. Saunders is concerned about negative impact on property values, and feels the new high-rises should be located on the other side of the street.

Liam Gillies, 678 Willingdon Avenue, Burnaby, spoke in support of the rezoning application, as increased density will increase housing affordability. Mr. Gillies supports rental units that will be provided at below market value, close to elementary school, day care, Metrotown shopping centre, and the library.

Amir Dizdarevic, #30-4288 Sardis Street, Burnaby, spoke in opposition to the proposed rezoning application, and believes the development contradicts the current floor area provisions in the Zoning Bylaw. Similarly sized sites in the City have smaller buildings, this site will have a much larger building requiring more architectural considerations to stabilize the buildings. The height/size of the building is not consistent with the other buildings in the area on similar sized lots. The speaker expressed concerns about loss of lights, and having to keep doors and windows closed during the construction. Mr. Dizdarevic requested Council reconsider the height, and limit to a maximum of 15 storeys.

James Lo, 4293 Sardis Street, Burnaby, requested clarification regarding the meaning of “diverse housing needs”.

Jessica Olson, 528 Como Lake Avenue, Coquitlam, spoke in support of the rezoning application. The speaker spoke to the importance of providing housing for women fleeing violence. Full time housing for women who receive housing support enables them to find work, heal, and in some cases return to school. This development is community oriented, and creates a support network between residents. The speaker believes it is important to have a safe environment, be close to amenities and childcare. There is a need for affordable housing and non-profit housing.

Greg Pettipas, 436 7th Street, New Westminster, spoke in opposition to the rezoning application and stated concerns with the provision of a high-rise building, but spoke in support of the five-storey rental building. The high-rise building is not sustainable, and he believes the most sustainable solution would be to have a five to eight-storey building. Mr. Pettipas expressed concerns about the displacement of residents.

Joel Gibbs, 4275 Grange Street, Burnaby, spoke in opposition to the proposed rezoning application and stated that the building is in good condition, and provides affordable rent. The speaker is supportive of the 35 non-market rentals but believes they will not be accessible for the majority of renters, and 75 affordable units will be lost. Mr. Gibbs inquired about the sustainability and potential carbon offsets reflective of the loss of use. In conclusion, the speaker requested Council consider the environmental impact of tearing down a building that still has a useful life span.

Rob Norstrom, 4160 Sardis Street, Burnaby, spoke in support of the proposed rezoning application. The speaker believes the landscape plans and pedestrian plans will enhance the neighbourhood. He is supportive of the YMCA women's housing facility that will benefit many women. The proposed development is close to SkyTrain and all the amenities in the community.

Bobbi Sarai, 1632 London Street, Burnaby, spoke in support of the proposed rezoning application, as there is a direct need for more affordable housing throughout Metro Vancouver. The proposed development has an access to schools, parks, recreation centres, and affordable rent levels.

Paulma Kelenen, 4277 Sardis Street, Burnaby, informed Council that the meeting live stream has stopped. Staff were watching the live stream, and advised the speaker to refresh her browser.

Wenli Wang, #36-4288 Sardis Street, Burnaby, spoke to the rezoning application, specifically the high-rise, and believes the addition of the units from the high-rise will increase traffic and noise on the block. The speaker shared concerns regarding the potential addition of further towers, and the resulting challenges from increased density that will have negative impact existing residents' quality of life due to traffic, noise and loss of light.

Heather Verriet, 6630 McKay Avenue, Burnaby, inquired about the Metrotown Downtown Plan, and the community consultation process. The speaker further inquired if the new suites will be the same size as the old units.

Jane Li, #202-4255 Sardis Street, Burnaby, inquired about the height of the building, and stated concerns with the building blocking the sunlight to the existing townhouses. The speaker requested Council conduct a building shadow study to ensure the impact of the building is minimal. Further, the speaker inquired regarding the impact of an earthquake on the buildings, and distance requirements between buildings.

Akiko Fogel, #12-4288 Sardis Street, Burnaby, spoke to the rezoning application and shared concerns regarding the loss of light for some residents and the impact on their quality of life. The speaker is concerned about decreased value of existing units, and increased noise from the construction. Ms. Fogel supports the five-storey building but opposes the 31-storey building.

Aaron Chen, #2-4288 Sardis Street, Burnaby, spoke to the rezoning application and shared concerns with the increased densification, and inquired if there has been a study on the impact of the high-rises on the residents, e.g. loss of sunshine, loss of trees and moss, damage to existing buildings, and increased issues in the neighbourhood due to the construction.

Yolanda Ling, #15-4288 Sardis Street, Burnaby, spoke in opposition to the proposed rezoning application, and shared concerns with the 31-storey apartment building. The speaker believes that the construction will have negative impacts (i.e. dust, noise) on surrounding residents. Ms. Ling is further concerned about other buildings also being torn down in the future.

Iris Wong, 565 Patterson Avenue, Burnaby, spoke to the rezoning application and inquired if a decision was being made on the application tonight. She was not aware of the consultation process for the Metrotown Downtown Plan, and is concerned about the plans that increase the density with towers, and a resulting loss of three-storey apartment buildings. Ms. Wong inquired what happens with the sunlight when other buildings are added to the community in addition to the proposed development.

Lisa Rupert, VP Housing Services for the YWCA Metro Vancouver, #2-825 Southbury Drive, Vancouver, spoke in support of the rezoning application as the units are rented at cost lower than the City's affordable housing requirements. The speaker believes this will provide for better lives, and economic stability of the residents, as this development includes tenants' supports. Ms. Rupert noted that the proposed development will have an easy access to transit and amenities, i.e. childcare.

Eric Wang, 6333 Silver Avenue, Burnaby, spoke in support of the rezoning application citing affordable rentals, construction jobs and proximity to transit.

Amir Dizdarevic, 4288 Sardis Street, Burnaby, spoke for a second time and inquired about the development timeline. He shared concerns about the project being approved prior to the Public Hearing as the building has been mainly empty. The speaker expressed concerns with the alley way and the narrow access. Mr. Dizdarevic believes the development will decrease quality of life (i.e. asthma, loss of use of back yard, loss of sun, and decreased property values).

Greg Pettipas, 436 7th Street, New Westminster, spoke for a second time and expressed opposition to the proposed rezoning application. He stated concerns with the increase in density, and asked how the City will address the difference in density between the two buildings. Councillor Dhaliwal rose on a Point of Order, and requested the speakers direct their questions and comments to the rezoning application before Council.

Iris Wong, #1404-565 Patterson Avenue, Burnaby, spoke for a second time and inquired regarding the non-market rental, and how the agreement for the YWCA came about.

Wenli Wang, #36-4288 Sardis Street, Burnaby, spoke for a second time and inquired about the density floor area ratio, for the rental building and the high-rise.

Heather Verriet, 6630 McKay Avenue, Burnaby, spoke for a second time and inquired if there are issues with the Metrotown Downtown Plan, and options to raise concerns with Council.

Keith Saunders, 4160 Sardis Street, Burnaby, spoke for a second time. The speaker supports the women's shelter but is opposed to the 30-storey tower.

**Councillor Keithley left the meeting at 7:49 p.m. and returned at 7:51 p.m.*

Neil Hanneson, #1005-4288 Grange Street, Burnaby, inquired regarding the start time of the construction based on Council's approval, and if there is any connection between the zoning process and how the developers would offer the condominiums for sale.

Amir Dizdarevic, #30-4288 Sardis Street, spoke for a third time and asked if the 31-storey building is not approved can the five-storey building still go ahead.

Lisa Chung, #2205-5645 Barker Avenue, Burnaby, advised that when she purchased her home, the Zoning Bylaw for the adjacent properties were low rise and she was not aware of the change in zoning plan. Ms. Chung inquired how high can they build in this rezoning, if there is a height limit in the Zoning Bylaw, and what would be required for Council to deny this application.

Iris Wong, #1404-565 Patterson Avenue, Burnaby, spoke for a third time and said she was not aware of the Metrotown Downtown Plan although she has lived in the neighbourhood for a long time. The speaker inquired regarding the process moving forward.

Marco Castrucci, 826 Blue Mountain, Coquitlam, advised he is previous owner of the building prior to the sale of the property. The speaker noted that the buyers have been considerate of the owners, and is supportive of the addition of below market rental housing in the neighbourhood.

Cyrus Navabi, representing the owners (Qualex-Landmark Orchard GP Ltd.), advised they will seek to do whatever is reasonably possible to minimize the negative impact on the neighbours, also focusing on landscaping and providing visitor parking and bike parking.

Greg Pettipas, 436 7th Street, New Westminster, spoke for a third time in support of the five-storey building.

Bia Shan, 2507 Barker Avenue, Burnaby, current owner of Albani Building that is located near the rezoning site, spoke in opposition to the proposed rezoning. The speaker stated concerns with the increased traffic as there are already lots of accidents in the neighbourhood. The speaker requested another exit be added to Olive Avenue.

**Councillor Dhaliwal left the meeting at 8:18 p.m. and returned at 8:19 p.m.*

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-44, Bylaw No. 14180 be terminated.

CARRIED UNANIMOUSLY

Without objection, Council recessed at 8:26 p.m.

The Public Hearing resumed at 8:40 p.m.

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR JORDAN

THAT staff report back to Council on the issues raised by the speakers prior to second reading of the bylaw.

CARRIED UNANIMOUSLY