



Item.....
Meeting..... 2021 May 31

COUNCIL REPORT

TO: ACTING CITY MANAGER 2021 May 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-00013**
High-Rise Strata Tower and Low Rise Rental Building
Metrotown Downtown Plan

ADDRESS: 6615 Telford Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 64, District Lot 153, Group 1, NWD Plan 26877

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Telford Residential Development 6615 Telford Avenue" prepared by Hotson Architecture Inc.)

APPLICANT: Hotson Architecture Inc.
215 – 35 West 5th Avenue
Vancouver, BC V5Y 1H4
Attn: Kai Hotson

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 June 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 June 14 and to a Public Hearing on 2021 June 29 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - 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.
 - 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.

- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.3 of this report.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.10 of this report.
- f) The registration of a Housing Covenant and Housing Agreement and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.8 of this report.
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- h) Compliance with the Council-adopted sound criteria.
- i) 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.
- j) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- k) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The review of on-site residential loading facilities by the Director Engineering.
- n) 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.
- o) The provision of facilities for cyclists in accordance with Section 5.8 of this report.
- p) 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.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The submission of a Public Art Plan.

- t) The submission of a Green Building Strategy.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable Regional Transportation Development Cost Charge.
- y) 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single 31-storey high-rise strata apartment building and a separate six-storey replacement/non-market rental apartment building.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Metrotown Downtown Plan. It also aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND

- 3.1 The subject site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketches #1 and #2). The property is currently improved with a 54-unit, three-storey residential rental building that was constructed in 1964. The prevailing zoning for the subject site is RM3 Multiple Family Residential District. To the north, west, east and south are older three-storey apartment buildings, which are designated in the Metrotown Downtown Plan for redevelopment utilizing the RM4r Multiple Family Residential District as a guideline.

The adopted Plan identifies this neighbourhood as a high density, pedestrian-oriented multiple-family residential neighbourhood that is rich in park and open space amenities with mid-block pedestrian and cycling linkages. With respect to building form, developments are intended to be residential in character with spacious lobbies, ground level amenities, and access to outdoor open space. The built form includes high-rise residential buildings with a street-oriented low-rise apartment, townhousing, or row-housing component.

- 3.2 The adopted Plan designates the subject site for high-density, multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential Districts as guidelines. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project.

In accordance with the Council-adopted Rental Use Zoning Policy, Stream 1 – Rental Replacement, and Stream 2 – Inclusionary Rental apply to the subject rezoning application. In this regard, the applicant is required to provide the greater of 1:1 replacement of existing rental units, or the equivalent of 20% of the proposed strata units, excluding units achieved using density offset. To ensure affordability, the required rental units are to be offered at pre-development rents (subject to permitted Residential Tenancy Act increases) for returning tenants, and 20% below CMHC median market rates for new tenants. To assist with the provision of the affordable housing, a density offset of 0.85 FAR is available.

- 3.3 On 2019 September 16, Council received an initial rezoning report for the subject site and authorized staff to continue working with the applicant towards a suitable plan of development for a high-rise market building and a low-rise rental residential building. The applicant has now submitted a plan of development that incorporates the requirements of the Rental Use Zoning Policy, including the provision of rental units utilizing the RM4r Multiple Family Residential District, and is suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is proposing rezoning of the subject site to the CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines). The proposed development plan is for a single 31-storey apartment tower, located on the southern portion of the site fronting Telford Avenue, and a six-storey rental building on the northern portion of the site, also fronting Telford Avenue. All parking is to be provided underground with vehicular access provided from the rear lane. A total of 261 strata units and 88 rental units are proposed within the development (of which 20% are adaptable).

- 4.2 Given the site's Town Centre location, the adopted plan designates a total maximum strata market density (RM4s) of 4.45 FAR comprised of 1.7 FAR base density, 0.30 FAR base bonus, 0.80 FAR supplemental base and 0.80 supplemental bonus, as well as 0.85 FAR density offset for provision of the required replacement and inclusionary rental units. The total maximum rental density (RM4r) attributed to the site is 1.7 FAR.

The applicant is proposing 261 market residential units using a density of 4.45 FAR comprised of 3.6 FAR of the RM4s District and 0.85 FAR of the density offset. With respect to the rental component of the project, in accordance with Council's adopted Rental Use Zoning Policy, Stream 1 – Rental Replacement, the applicant is providing 54 replacement rental units as part of the development proposal, utilizing 0.77 FAR of the RM4r rental density. The 54 replacement rental units are proposed at below market rates (pre-development rents for returning tenants subject to RTA rental increases during construction, and 20% below CMHC median market rates for new tenants) in order to help meet the City's housing affordability objectives and to access the full 0.85 FAR density offset available under the RM4s District. The applicant is also proposing to develop an additional 34 rental units utilizing a further 0.49 FAR of the density available under the CD

(RM4r) District in order to achieve additional rental units above the policy minimum, of which 17 units will be provided at market rental rates and 17 units will be provided at CMHC median rental rates, in accordance with Council's adopted Rental Use Zoning Policy.

Table 1 below summarizes the proposed density by use for the subject site:

	Permitted	Proposed
RM4s Base Density	1.70	1.70
RM4s Bonus Density	0.30	0.30
RM4s Suppl. Base Density	0.80	0.80
RM4s Suppl. Bonus Density	0.80	0.80
RM4r Density	1.70	1.26
RM4s Density Offset	0.85	0.85
TOTAL Density	6.15	5.71

Table #1

- 4.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable bonus density provisions (1.1 FAR) indicated within the Zoning Bylaw. In so doing, the applicant is proposing 4,966.6 m² (53,460 sq.ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve, to be utilized in the future to achieve priority amenities as established by Council. 20% of the cash-in-lieu contributions will be applied to the Community Benefit Bonus Affordable Housing Reserve.

- 4.4 In accordance with the City's policy for adaptable units, a total of 71 units (20% of the total number of residential units) and a total of 43 accessible parking stalls are required, 32 stalls allocated to the strata building and 11 stalls allocated to the rental building. For adaptable studio and one-bedroom units, 20 sq. ft. is exempt from FAR with an additional 10 sq. ft. for every adaptable bedroom. In total, the FAR exemption is 164.6 m² (1,772 sq.ft.).
- 4.5 The Director Engineering will provide an estimate for all services to serve the site, including, but not necessarily limited to:
- construction of Telford Avenue to its final Town Centre standard (Local Road), with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - provision of a 4.0m pedestrian and cycling linkage within a 6.0 m (19.7 ft.) statutory right-of-way along the northern property line, connecting Telford Avenue to the rear lane; and,
 - storm, sanitary sewer and water main upgrades as required.

- 4.6 No road dedication is required as part of this application. The approval of a geometric drawing, indicating curb bulge spacing on both sides of Telford Avenue, between Beresford Street and Maywood Street, is required prior to Third Reading.
- 4.7 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate rent levels and tenure of the non-market rental units. In terms of affordability levels, rental rates for returning tenants will be the same or similar to prior rents (subject to RTA rental increases during construction), and for vacant units rental rates would meet the City's requirements of 20% below CMHC Market median rates. The terms of the Housing Agreement are to be established prior to an occupancy permit being issued. A separate report detailing the terms of the Housing Agreement will be forwarded to Council for consideration and approval prior to occupancy. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.8 Given the site's location near the Metrotown SkyTrain Station (Expo Line SkyTrain), a parking ratio of 1.1 spaces per market (strata) residential unit and 0.6 spaces per rental residential unit is considered appropriate. Of these ratios, 0.1 spaces per unit is for visitor parking. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw. All required parking for the development is proposed to be located underground, with access taken from the rear lane.

To supplement the proposed parking standard, the applicant will be providing transportation alternatives through a comprehensive Transportation Demand Management strategy. This includes the provision of:

- a transit pass subsidy of the cost of a monthly two-zone transit pass for 15% of the strata residents and 100% of the rental units for 24 months;
 - two bike parking spaces per unit for each strata and rental unit; and,
 - the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all strata and rental residents. Should a car share program not be available on this site, the value of the vehicles may be utilized toward driving credits for car share, or additional funding for transit pass subsidies. This arrangement would provide access to alternative transportation for a greater number of residents.
- 4.9 Any necessary statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to:
- a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring the proposed rental building will not be stratified;
 - a Section 219 Covenant ensuring compliance with the approved acoustical study;
 - a Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - a Section 219 Covenant ensuring that all accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation and rental housing operator;
 - a Section 219 Covenant ensuring that the density of the development of airspace parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;

- a Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art; and,
 - a 6.0 m (19.7 ft.) Statutory right-of-way is required across the north property line for a pedestrian/cycling pathway connection between Telford Avenue and the rear lane.
- 4.10 The submission of a Tenant Assistance Plan that meets the City's Tenant Assistance Policy is required.
- 4.11 Due to the proximity of the subject site to the Expo SkyTrain Line and Beresford Street, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.12 The provision of four separate car wash stalls for the strata building and one car wash stall for the rental building is required.
- 4.13 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.14 The submission of a groundwater and storm water management plan is required. As well, a suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.15 The Climate Action and Energy Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.17 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 4.18 Bicycle storage lockers and bicycle racks are to be provided for the residential occupants and visitors of the development.
- 4.19 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 4.20 The submission of a Green Building Strategy is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that both residential buildings will meet Step 3 of the BC Energy Step Code.
- 4.21 The submission of a Communications Strategy that provides the Owners, Strata, Renters, Rental Management Company and Strata Management Company an understanding of the development is required.

4.22 Applicable development cost charges are:

- Parkland Acquisition Charge;
- School Site Acquisition Charge;
- GVS&DD Sewerage Charge; and,
- Regional Transportation Charge.

5.0 DEVELOPMENT PROPOSAL

5.1	<u>Site Area</u> (subject to detailed survey)	4,515.1 m ² (48,600 sq.ft.)
5.2	<u>Site Coverage</u>	37%
5.3	<u>Density</u>	5.71 FAR TOTAL
	RM5s District	
	Base	1.7 FAR
	Bonus	0.3 FAR
	Supplemental base	0.8 FAR
	<u>Supplemental bonus</u>	<u>0.8 FAR</u>
	Strata Subtotal	3.6 FAR
	RM5r District	
	Replacement rental units	0.77 FAR
	<u>Additional market rental units</u>	<u>0.49 FAR</u>
	Rental Subtotal	1.26 FAR
	Density Offset	0.85 FAR
5.4	<u>Gross Floor Area</u>	25,763.6 m² (277,317 sq.ft.) TOTAL
	Market (strata) residential GFA	20,055.7 m ² (215,877 sq.ft.)
	- Amenity space exemption	494.5 m ² (5,323 sq.ft.)
	- Adaptable unit exemption	124.6 m ² (1,341 sq.ft.)
	Rental residential GFA	5,707.9 m ² (61,440 sq.ft.)
	- Amenity space exemption	97.8 m ² (1,052 sq.ft.)
	- Adaptable unit exemption	40.0 m ² (430 sq.ft.)
5.5	<u>Residential Unit Mix</u>	349 UNITS TOTAL
	<u>Strata Units</u>	
	42 – Studio	43.3 – 47.0 m ² (466 - 506 sq.ft.)
	16 – Studio (adaptable)	43.1 – 43.5 m ² (464 – 468 sq.ft.)
	29 – P11e One bedroom	51.3 – 51.9 m ² (552 – 558 sq.ft.)
	45 – One bedroom + den	57.8 - 59.3 m ² (622 - 638 sq.ft.)
	13 – One bedroom + den (adaptable)	58.6 m ² (631 sq.ft.)
	58 – Two bedroom	72.7 – 77.9 m ² (783 - 838 sq.ft.)
	9 – Two bedroom + den	82.4 – 82.8 m ² (887 – 891 sq.ft.)

20 – Two bedroom + den (adaptable)	82.4 – 82.7 m ² (887 – 890 sq.ft.)
25 – Three bedroom	90.6 – 94.6 m ² (975 – 1,018 sq.ft.)
4 – Three bedroom (adaptable)	91.7 m ² (987 sq.ft.)

261 Total Strata units

Non-Market (Affordable) Rental Units

41 – One bedroom	50.6 – 55.4 m ² (545 – 596 sq.ft.)
4 – One bedroom (adaptable)	50.8 – 53.6 m ² (547 – 577 sq.ft.)
6 – Two bedroom	68.1 – 68.9 m ² (733 – 742 sq. ft.)
2 – Two bedroom (adaptable)	72.6 m ² (782 sq. ft.)
1 – Three bedroom	86.2 m ² (928 sq. ft.)

54 Total Non-Market (Affordable) Rental Units

Market Rental Units

6 – Studio	37.9 – 40.8 m ² (408 – 439 sq. ft.)
6 – Studio (adaptable)	35.9 – 37.4 m ² (386 – 403 sq. ft.)
3 – One Bedroom	50.6 – 55.4 m ² (545 – 596 sq.ft.)
2 – One Bedroom (adaptable)	50.8 – 53.6 m ² (547 – 577 sq.ft.)
5 – One Bedroom + den	56.7 – 57.7 m ² (611 – 621 sq.ft.)
4 – Two bedroom	68.1 – 68.9 m ² (733 – 742 sq. ft.)
3 – Two Bedroom (adaptable)	72.6 – 72.7 m ² (782 sq. ft.)
5 – Two Bedroom + den	78.7 – 80.4 m ² (747 – 865 sq. ft.)

34 Total Market Rental Units

5.6 **Building Height**

- Market (strata) residential	31 storeys
- Rental residential	6 storeys

5.7 **Vehicle Parking**

Total Required:	341 spaces
- Strata residential @ 1.1 per unit	288 spaces (<i>including 27 visitor spaces</i>)
- Rental residential @ 0.6 per unit	53 spaces (<i>including 9 visitor spaces</i>)
Total Provided:	358 spaces
- Strata residential	304 spaces (<i>including 28 visitor spaces and 32 accessible spaces</i>)
- Rental residential	54 spaces (<i>including 9 visitor spaces and 11 accessible spaces</i>)

5.8 Bicycle Parking

Total Required and Provided:

Market Residential Building:

- Secured Bicycle Lockers: 522 spaces
261 units @ 2.0 spaces per unit
- Visitor spaces: 52 spaces (racks)
261 units @ 0.2 spaces per unit

Rental Building:

- Secured Bicycle Lockers: 176 spaces
88 units @ 2.0 spaces per unit
- Visitor spaces: 18 spaces (racks)
88 units @ 0.2 spaces per unit

5.9 Residential Loading

Total Required and Provided:

- Market (strata) and Rental residential 2 spaces

5.10 Communal Facilities (excluded from FAR calculations)

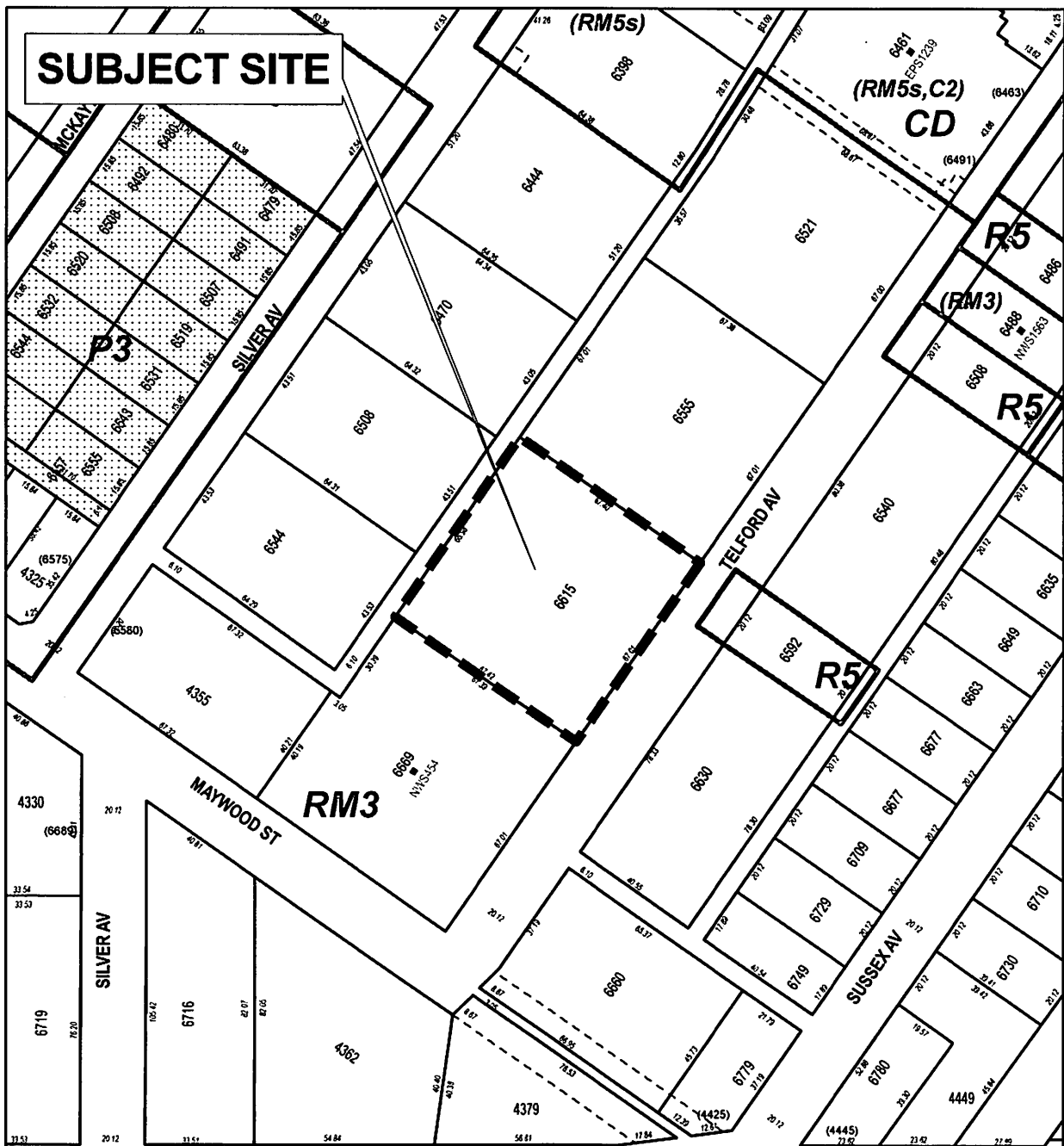
Communal facilities amounting to 494.5 m² (5,323 sq.ft.) are provided for the strata building residents on the ground floor, and include an amenity lobby, concierge, mail room, a fitness area, work/study room, yoga/dance studio, meeting room, lounge, dining/event room and kitchen. For the rental residential building, 97.8 m² (1,052 sq.ft.) of amenity space is provided on the main floor as an entrance lobby with seating area, and an event room including kitchen facilities. The total proposed amenity space for the development, 592.3 m² (6,375 sq.ft.), is less than the permitted five percent or 1,288.2 m² (13,866 sq.ft.) exemption from gross floor area permitted within the Zoning Bylaw. Outdoor amenities for the overall development include outdoor amenity patios, play spaces, seating areas, landscaped and lawn areas, and public art.


E.W. Kozak, Director
PLANNING AND BUILDING

GT:tn

Attachments

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



PLANNING & BUILDING DEPARTMENT

Date:
APR 30 2021

scale:
1:2,000

Drawn By:
JS

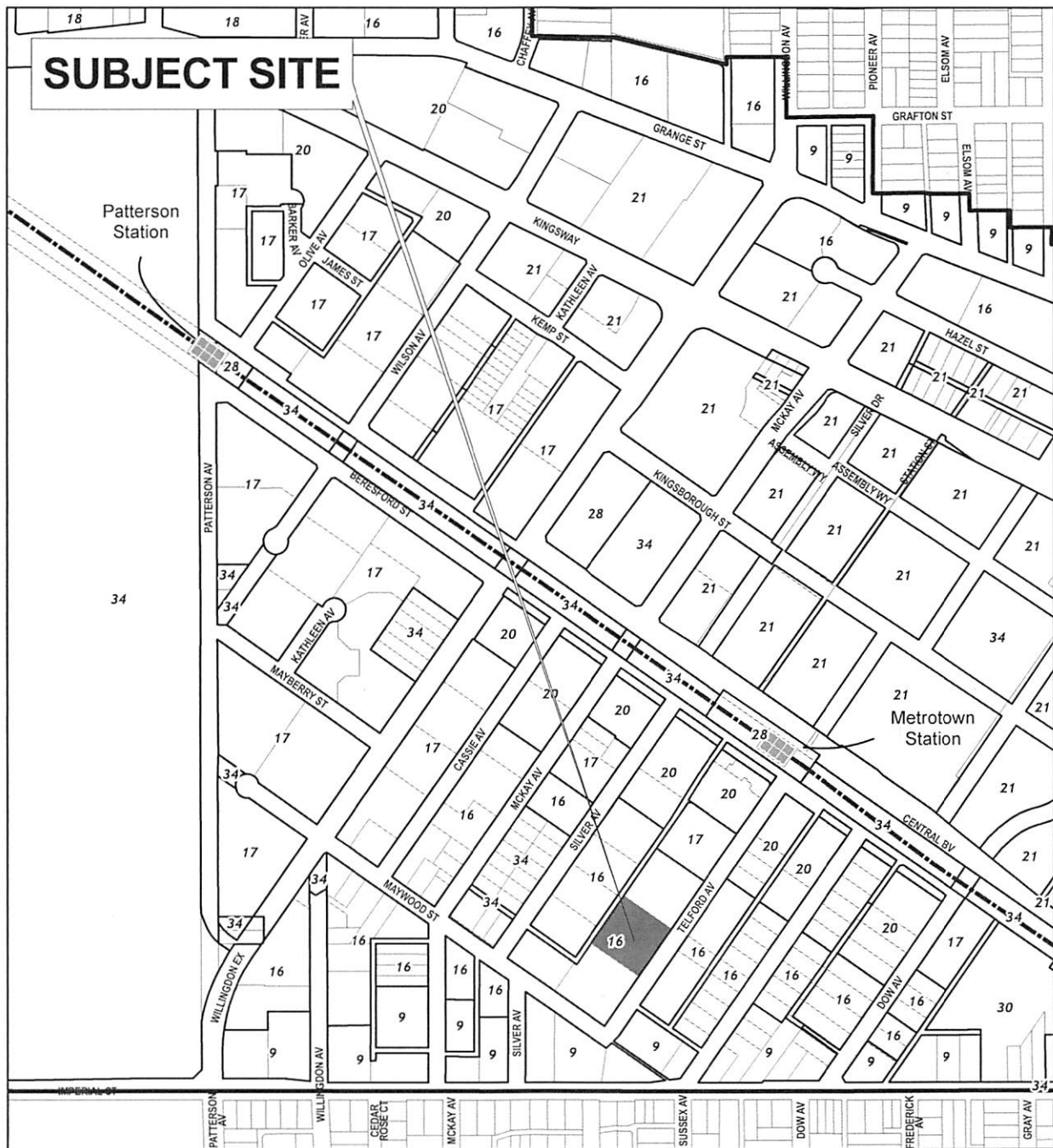
REZONING REFERENCE #18-13
6615 TELFORD AVENUE



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

