



Item
Meeting 2021 November 22

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2021 November 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-21**
A Single High-Rise Apartment Building with a Street-Fronting Podium and a Small Scale Corner Retail Space
Metrotown Downtown Plan

ADDRESS: 4355 Maywood Street (see *attached* Sketches #1 and #2)

LEGAL: Lot "B" District Lot 153 Group 1 New Westminster District Plan 2666

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C2 Commercial District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "4355 Maywood" prepared by IBI Architecture Inc. and ALA Gauthier + Associates Landscape Architects Inc.)

APPLICANT: Belford (Maywood) Properties LP.
540 – 1199 West Pender Street
Vancouver, BC V6E 2R1
Attention: Jay Lin

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 December 14.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 November 22 and to a Public Hearing on 2021 December 14 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 dedication of any rights-of-way deemed requisite.
 - c) The completion of a Phased Development Agreement as described in Section 3.3 of this Report.

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- d) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.12 of this report.
- e) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- f) The review of on-site residential loading facilities by the Director Engineering.
- g) 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 accessible parking spaces.
- h) The provision of three 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.
- i) Compliance with the guidelines for underground parking for visitors.
- j) The submission of a draft Public Art Plan.
- k) The submission of a Tenant Assistance Plan.
- l) 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 future construction of a single high-rise apartment building with a residential podium and a neighbourhood commercial space on the corner of Maywood Street and Silver Avenue, in accordance with the terms specified in a proposed Phased Development Agreement (PDA) bylaw.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Metrotown Downtown Plan (2017), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Mayor's Task Force on Community Housing Final Report (2019); Rental Use Zoning Policy (2020); and Density Transfer Policy (2021).

3.0 BACKGROUND

- 3.1 The subject site is in the Maywood neighbourhood of the Metrotown Downtown Plan and is located on the corner of Maywood Street and Silver Avenue. The neighbourhood is intended to be pedestrian-oriented with neighbourhood linkages and a strong relationship to the Metrotown SkyTrain Station, the BC Parkway, the Metro Downtown neighbourhood to the north, and the single- and two-family neighbourhoods to the south. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums.
- 3.2 The subject site is improved with a three-storey development constructed in 1967. The prevailing zoning for the site is RM3 Multiple Family Residential District. The adopted Plan designates the subject development site for high-density multiple-family residential development utilizing the RM4s Multiple Family Residential District 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.
- 3.3 On 2020 December 7, Council adopted a report endorsed by the Planning and Development Committee authorizing staff to pursue density transfer and a Phased Development Agreement (PDA) in connection with four rezoning applications in the Maywood neighbourhood: the subject application as well as Rezoning References #17-34, #17-39 and #18-23. As detailed in that report, concurrent advancement of all four rezoning Bylaws alongside a PDA Bylaw to Public Hearing and Final Adoption is necessary.
- 3.4 On 2020 December 14, Council authorized staff to continue working with the applicant towards a suitable plan of development for a high-rise market strata residential building on the subject site. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 3.5 Appearing elsewhere on Council's agenda are separate reports for Rezoning References #17-34, #17-39 and #18-23 seeking advancement of the associated rezoning amendment bylaws to First Reading and Public Hearing, as well as a report seeking advancement of the necessary PDA Bylaw to First Reading and Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The proposed development plan is for a single 32-storey apartment building with a stepped five to eight storey podium fronting Maywood Street and Silver Avenue. The development has been designed to respond to Maywood Park which is adjacent to the subject site across Silver Avenue. The stepped podium frontage provides a transition between the high-density development north of the subject site and the four storey built form along Imperial Avenue. The proposed development also includes a small commercial space intended for a neighbourhood café situated on the corner of Maywood Street and Silver Avenue.

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It should be noted that the PDA permits the site to be developed at a later date. As such the suitable plan of development is more conceptual in nature, with architectural and landscape details expected to be articulated in a future Preliminary Plan Approval (PPA) application.

- 4.2 In line with the PDA, proposed use on the site is market strata residential and neighbourhood commercial, and the maximum potential and proposed density may be up to 7.84 FAR, as shown in the attached Density Diagram. Table 1 below outlines the total proposed density for the subject site:

Zoning: CD (RM4s, C2)

Site Size: 29,149 sq.ft.

Proposed Density			
	FAR	GFA (sq.ft.)	Units
RM4s Base Density	1.7	49,553	60
RM4s Bonus Density	0.3	8,745	11
RM4s Suppl. Base Density	0.375	10,931	13
RM4s Suppl. Bonus Density	0.375	10,931	13
RM4s Density Offset	0.85	24,776	30
RM4s Base Density from REZ #18-23	1.99	58,077	70
RM4s Bonus Density from REZ #18-23	0.35	10,249	12
RM4s Suppl. Base Density from REZ # 18-23	0.44	12,811	16
RM4s Suppl. Bonus Density from REZ # 18-23	0.44	12,811	16
RM4s Offset Density from REZ # 18-23	1.00	29,039	35
C2 Commercial Density	0.02	540	N/A
TOTAL Density	7.84	228,462	276

The PDA Bylaw report, which appears elsewhere on this Council agenda, provides further details on the residential density transfer and allocation between the subject site and Rezoning References #17-34, #17-39 and #18-23.

- 4.3 Given the site's Town Centre location, the applicant is proposing to use the allowable amenity density provisions indicated within the Zoning Bylaw for the subject site and the site at 6630 Telford Avenue (REZ # 18-23) through a density transfer. In so doing, the applicant would achieve an additional 1.47 FAR in amenity bonus, which translates into 3,970 m² (42,736 sq. ft.) of bonused gross floor area (GFA) included in the development proposal.
- 4.4 The Realty and Lands Division of the Department of Public Safety and Community Services would forward a separate report detailing the value of the density bonus for Council's

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consideration and approval at PPA stage. The report to Council would be prepared once the Realty and Lands Division has concluded negotiations with the applicant.

- 4.5 In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.
- 4.6 In accordance with the terms of the PDA, the replacement rental obligation units will be delivered at 6630 Telford Avenue, as detailed in the Public Hearing report for Rezoning Reference #18-23 and the PDA Bylaw report, both of which appear elsewhere on this Council agenda.
- 4.7 The development is providing 56 adaptable units within the residential apartment building, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 33 accessible parking stalls have been provided in the underground parking area (32 spaces within the residential parking area; one space within the visitors' parking area). The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation, to be registered prior to issuance of PPA.
- 4.8 The applicant will be providing a comprehensive Transportation Demand Management strategy, details of which will be determined prior to issuance of PPA as per the PDA.
- 4.9 Provision of three separate car wash stalls is required for the residential development.
- 4.10 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption 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 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.
- 4.11 As noted above, the PDA permits the subject site to be developed at a future date. As such, certain items are identified as prerequisites to completion of the rezoning, while certain technical designs, plans, bonding and registration of certain legal documents are established as conditions that may be deferred to Preliminary Plan Approval (PPA) or Building Permit issuance stage (rather than as prerequisites to rezoning completion) in order to more closely align with actual construction dates, once known.
- 4.12 In line with the PDA, the following items are prerequisites to completion of the rezoning:
 - Submission of a suitable plan of development, including:
 - a fire truck access plan;
 - design and provision of adaptable units; and
 - a parking plan including the provision of three car wash stalls and required visitor and accessible parking spaces.

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As noted above, the suitable plan of development will be more conceptual in nature, with further details to be articulated at PPA stage.

- The dedication of any rights-of-way deemed requisite.
- The granting of the following Section 219 covenants:
 - No Build/No PPA covenant (see Section 4.14);
 - No Occupancy covenant (to ensure that occupancy of the subject site is only permitted concurrent with or following occupancy of 6630 Telford Avenue (Rezoning Reference #18-23));
 - Density Allocation covenant (to stipulate the terms of density transfer and density allocation between the four sites subject to the PDA); and,
 - No Separate Sale of Lands and Assignment of Phased Development Agreement covenant (to stipulate the terms of the sale of the property and assignment of the PDA to a subsequent owner(s)).
- Submission of a suitable Solid Waste and Recycling plan and residential loading management plan to the approval of the Director Engineering (with fully detailed technical plans to be provided in a future PPA application);
- Submission of a draft public art plan (with a final plan, artist selection, bonding and covenant to be required as a condition of PPA issuance); and,
- Submission of a Tenant Assistance Plan (TAP) in line with Council's adopted policy.

4.13 In line with the PDA, the submission of the following items are deferred and are prerequisites of PPA and Building Permit issuance:

- Detailed civil design, servicing agreement and bonding for requisite off-site works (with requisite works to include, but not necessarily be limited to:
 - the construction of Maywood Avenue and Silver Avenue to Town Centre local road standard;
 - a corner truncation (statutory right-of-way or dedication) of 3.0 m (10 ft.) by 3.0 m (10 ft.) at Maywood Street and the public laneway; and
 - storm, sanitary sewer and water main upgrades as required).
- Design, bonding and registration of legal agreements for installation of BC Hydro, Telus and other third party utilities as required;
- Detailed storm water and groundwater management plan, and sufficient financial securities and legal agreements to guarantee the provision of these measures;

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- Acoustical study;
- Sediment control plan;
- Negotiation and payment of density bonus value;
- Registration of any necessary easements, covenants and statutory right-of-ways for the site, including, but not necessarily limited to:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation; and,
 - guaranteeing the provision and ongoing maintenance of public art.
- Green Building Strategy;
- Transportation Demand Management (TDM) Strategy, and sufficient financial securities and legal agreements to guarantee the provision of these measures; and,
- Payment of the following standard Development Cost Charges:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS&DD Sewerage Charge; and
 - Regional Transportation Charge.

4.14 To ensure the completion of the deferred items noted above, the PDA requires that a Section 219 No-Build/No-PPA Covenant be registered as a condition of the rezoning. This covenant would prohibit development on the subject property until all requisite PPA conditions are completed.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area (subject to detailed survey)

4355 Maywood Street	2,708 m ² (29,149 sq. ft.)
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5.2 Site Coverage 47%

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5.3 Density **7.84 FAR TOTAL**

RM4s District

Base	1.7 FAR
Bonus	0.3 FAR
Supplemental base	0.375 FAR
Supplemental bonus	0.375 FAR
<u>Transferred Density</u>	<u>4.22 FAR</u>
Subtotal	6.97 FAR

Density Offset	0.85 FAR
C2 Commercial Density	0.02 FAR

5.4 Gross Floor Area **21,225 m² (228,462 sq.ft.)**

5.5 Residential Unit Mix

Market Strata

34 – Studio units	50.9 – 54 m ² (548 - 583 sq. ft.)
28 – P11e One bedroom units	51.7 – 55.5 m ² (557 – 597 sq. ft.)
8 – P11e One bedroom units (adapt.)	51.7 – 55.5 m ² (557 – 597 sq. ft.)
27 – One bedroom + den units	58.7 – 62.1 m ² (631 - 668 sq. ft.)
115 – Two bedroom units	70.4 – 104.2 m ² (758 – 1,122 sq. ft.)
28 – Two bedroom units (adapt.)	70.4 – 104.2 m ² (758 – 1,122 sq. ft.)
34 – Two bedroom + den units	74.3 – 97.9 m ² (800 – 1,054 sq. ft.)
2 – Three bedroom units	153.8 – 170.7 m ² (1,656 – 1,837 sq. ft.)

TOTAL NUMBER OF UNITS: 276 units

5.6 Building Height **32 storeys, 98 m (321 ft.)**

5.7 Vehicle Parking

Total Required and Provided:

276 units @ 1.1 spaces per unit	306 spaces (including 28 visitor spaces and 33 accessible spaces)
Commercial @ 1 per 495 sq. ft.	2 spaces
Car Wash Stalls	3 spaces

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5.8 Bicycle Parking

Total Required and Provided:

276 units @ 2.0 secured resident bicycle locker spaces per unit 552 spaces

276 units @ 0.2 visitors' bicycle parking 56 spaces

5.9 Loading

Total Required and Provided 2 bays

5.10 Communal Facilities
(Excluded from FAR Calculations)

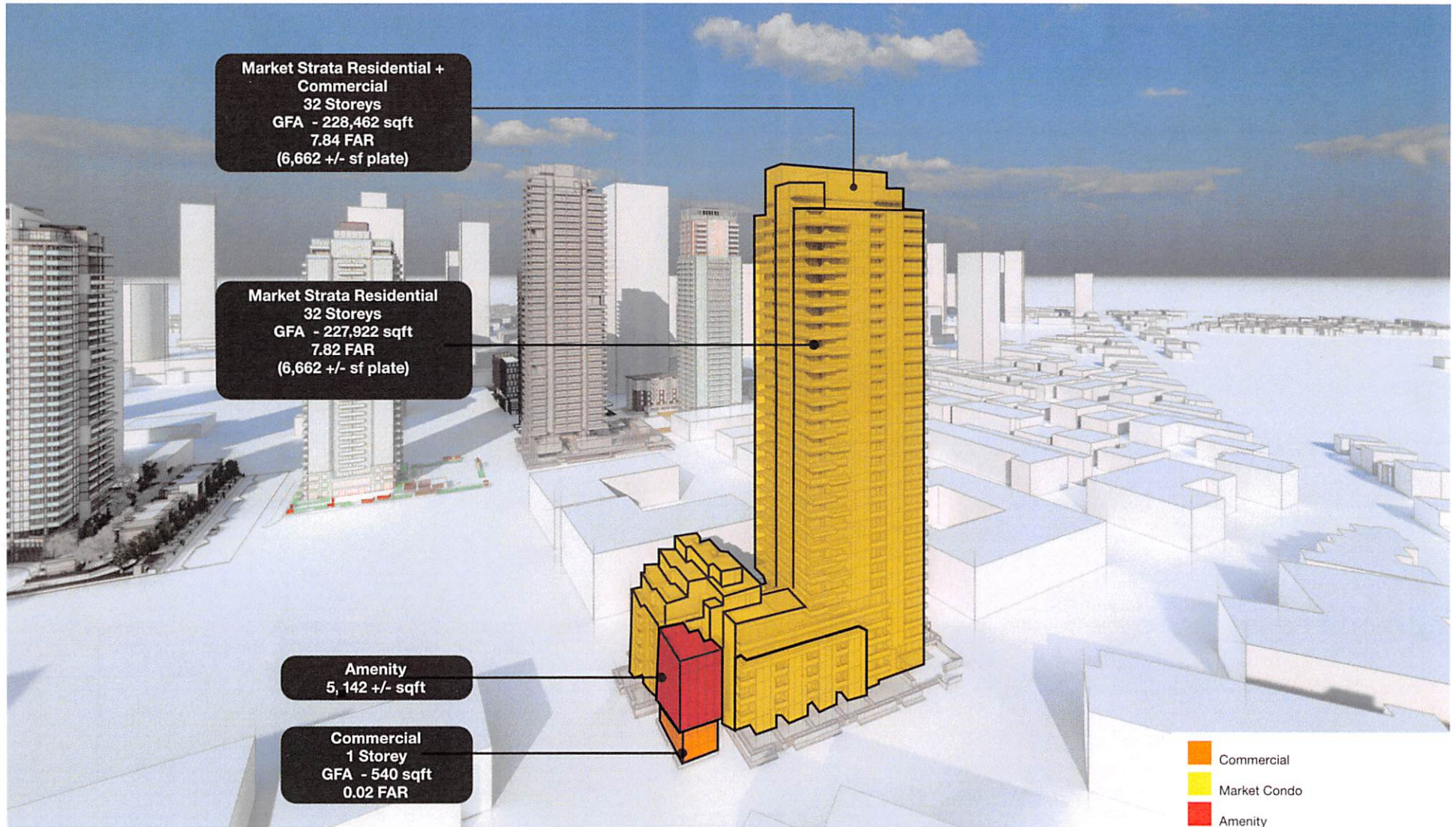
Primary communal facilities for the residential apartment building residents are located on the main floor, including a primary and secondary lobby, concierge, mail room, co-working space and a meeting room. There are also two levels of recreational amenity space located above the commercial pavilion. The amenity area amounts to 478 m² (5,142 sq. ft.) in line with the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw.

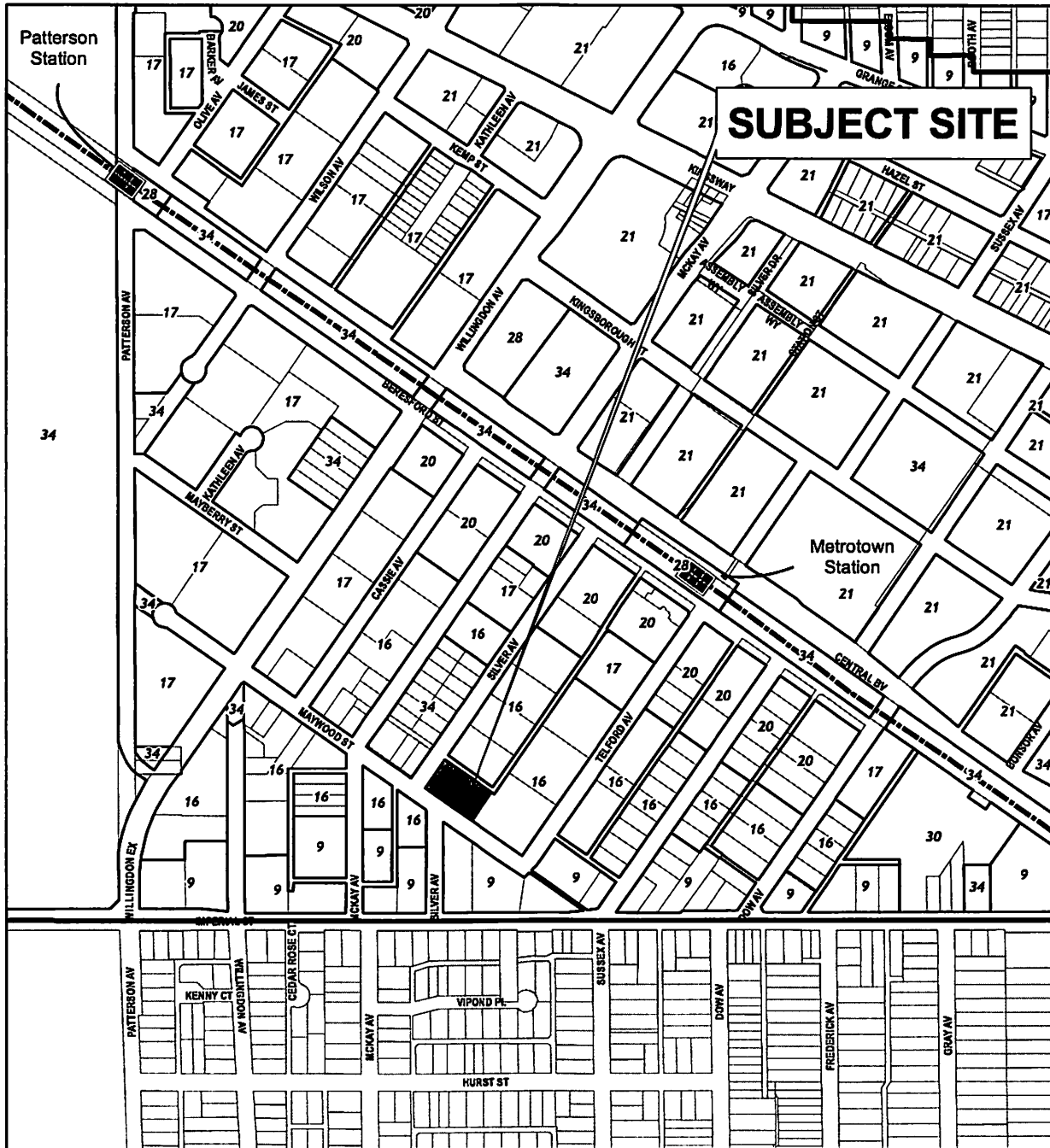
Outdoor amenities for the development include a public art feature proposed to be situated on the Maywood Street and Silver Avenue, landscaped planting with outdoor seating, and a play area in the internal courtyard.


For: E.W Kozak, Director
PLANNING AND BUILDING

JDC:spf
Attachments

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





- 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

