



Item .....
Meeting..... 2021 November 22

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2021 November 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-34**  
**Single High-Rise Apartment Building with Street-Fronting Townhouses**  
Metrotown Downtown Plan

**ADDRESS:** 6433 McKay Avenue and 6366 Cassie Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot "B" District Lot 153 Group 1 New Westminster District Plan 8356 and  
Lot 100 District Lots 151 and 153 Group 1 New Westminster District Plan 34561

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "M Residences & Spa" prepared by Buttjes Architecture Inc. and PWL Partnership Landscape Architecture Inc.)

**APPLICANT:** Belford (McKay) Properties Limited Partnership  
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.

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**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 deposit of sufficient monies including a 4% Engineering Administration 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: Chief Administrative Officer  
From: Director Planning and Building  
Re: REZONING REFERENCE #17-34  
2021 November 17 ..... Page 2

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 consolidation of the net project site into one legal parcel.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.10 of this report.
- g) The completion of a Phased Development Agreement as detailed in Section 3.3 of this report.
- 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.
- i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- j) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The review of on-site residential loading facilities by the Director Engineering.
- 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 accessible parking spaces.
- n) The provision of four 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 submission of a Tenant Assistance Plan.
- p) Compliance with the Council-adopted sound criteria.
- q) Compliance with the guidelines for underground parking for visitors.
- r) The submission of a Public Art Plan.
- s) The submission of a Green Building Strategy.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) The deposit of the applicable Regional Transportation Development Cost Charge.
- x) 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 high-rise apartment building with townhouses fronting Cassie and McKay Avenues, 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 6400 block of McKay 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 development site encompasses a two-lot assembly at 6366 Cassie Avenue and 6433 McKay Avenue. The prevailing zoning for both sites 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 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 #17-39, #18-21 and #18-23. As detailed in that report, the concurrent advancement of all four rezoning Bylaws and 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 and street-fronting townhouses 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 #17-39, #18-21, 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 39-storey apartment building that is oriented towards an internal courtyard and port cochère with vehicular access via Cassie Avenue. The proposed development plan also includes three townhouse buildings, two of which front onto McKay Avenue and one fronting onto Cassie Avenue.
- 4.2 In line with the PDA, the proposed residential use on the site is market strata and the maximum potential and proposed density may be up to 4.45 FAR, as shown in the attached Density Diagram. Table 1 below outlines the total proposed density by use for the subject site:

**Zoning: CD (RM4s)**  
**Site Size: 65,547 sq.ft.**

<b>Proposed Density</b>			
	<b>FAR</b>	<b>GFA (sq.ft.)</b>	<b>Units</b>
RM4s Base Density	1.7	111,430	128
RM4s Bonus Density	0.3	19,664	24
RM4s Suppl. Base Density	0.8	52,438	61
RM4s Suppl. Bonus Density	0.8	52,438	61
RM4s Density Offset	0.85	55,710	63
<b>TOTAL</b>	<b>4.45</b>	<b>291,680</b>	<b>337</b>

**Table 1**

- 4.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 6,698.5 m<sup>2</sup> (72,102 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 will forward a separate report detailing the value of the density bonus for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 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 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 66 adaptable units within the residential apartment building, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 39 accessible parking stalls have been provided in the underground parking area (38 spaces within the residential parking area; 1 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.

4.8 The applicant will be providing a comprehensive Transportation Demand Management strategy including:

- A transportation subsidy fund in the form of a two-zone monthly pass with a value of \$1,000 for all units;
- 5 bicycles, helmets and bike storage spaces for the shared use and benefit of all residents to be administered by the strata corporation.
- two secure bike parking spaces for each residential unit, and a shared bicycle repair room; and,
- a communications strategy to ensure all building residents and management companies have an understanding of how best to utilize each of the alternative transportation options.

A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

4.9 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Cassie Avenue to Town Centre Local Road Standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
- construction of McKay Avenue to Town Centre Local Road Standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting; and,
- storm, sanitary sewer and water main upgrades as required.

4.10 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- ensuring that occupancy of the subject site is only permitted concurrent with or following occupancy of 6630 Telford Avenue (Rezoning Reference #18-23);
- allocating development density for the subject site in accordance with the terms of the PDA;
- ensuring a No Separate Sale of Lands and Assignment of the PDA covenant to stipulate the terms of the sale of the property and assignment of the PDA to a subsequent owner(s).
- 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.
- 4.11 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.
- 4.12 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.
- 4.13 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.14 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 4.15 Provision of four separate car wash stalls is required for the residential development.
- 4.16 The submission of a Tenant Assistance Plan, in line with Council's adopted policy, is required.
- 4.17 Due to the proximity of the subject site to the Expo SkyTrain Line and Central Boulevard, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.18 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 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.
- 4.19 The submission of a Public Art Plan 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 2 of the BC Energy Step Code.

4.21 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 Site Area (subject to detailed survey)

6366 Cassie Ave. and 6433 McKay Ave.	6,089.5 m <sup>2</sup> (65,547 sq. ft.)
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5.2 <u>Site Coverage</u>	40%
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5.3 <u>Density</u>	<b>4.45 FAR TOTAL</b>
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RM4s District

Base	1.7 FAR
Bonus	0.3 FAR
Supplemental base	0.8 FAR
<u>Supplemental bonus</u>	<u>0.8 FAR</u>
Subtotal	3.6 FAR

Density Offset	0.85 FAR
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5.4 <u>Gross Floor Area</u>	<b>27,097.9 m<sup>2</sup> (291,680 sq. ft.)</b>
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5.5 Residential Unit Mix

***Apartment Building***

35 – Studio units	48-49.6 m <sup>2</sup> (517-534 sq. ft.)
72 – P11e One bedroom units	50-52.6 m <sup>2</sup> (538-566 sq. ft.)
35 – P11e One bedroom units (adapt.)	50-52.6 m <sup>2</sup> (538-566 sq. ft.)
12 – One bedroom + den units	56.3-60.3 m <sup>2</sup> (606-649 sq. ft.)
35 – Two bedroom units	75.7 m <sup>2</sup> (815 sq. ft.)
97 – Two bedroom + den units	72.2-86.6 m <sup>2</sup> (784-932 sq. ft.)
25 – Two bedroom + den units (adapt.)	72.2-86.6 m <sup>2</sup> (784-932 sq. ft.)
2 – Three bedroom units	102-105.7 m <sup>2</sup> (1,098-1,138 sq. ft.)
6 – Three bedroom units (adapt.)	102-105.7 m <sup>2</sup> (1,098-1,138 sq. ft.)
6 – Three bedroom + den units	102.9-103.8 m <sup>2</sup> (1,108-1,117 sq. ft.)
2 – Four Bedroom units	142.3 m <sup>2</sup> (1,532 sq. ft.)
1 – Five Bedroom unit	191.7 m <sup>2</sup> (2,063 sq. ft.)



***Townhouses***

8 – Three bedroom units	123.4-126.7 m <sup>2</sup> (1,328-1,364 sq. ft.)
1 – Three bedroom + den unit	139.4 m <sup>2</sup> (1,501 sq. ft.)

**TOTAL NUMBER OF UNITS: 337 units**

5.6 **Building Height** 39 storeys, 125.2 m (410.8 ft.)

5.7 **Vehicle Parking**

**Total Required and Provided:**

337 units @ 1.1 spaces per unit	376 spaces ( <i>including 34 visitors spaces and 39 accessible spaces</i> )
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Car Wash Stalls	4 spaces
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5.8 **Bicycle Parking**

**Total Required and Provided:**

337 units @ 2.0 secured resident bicycle locker spaces per units	680 spaces ( <i>including 110 sq. ft. bicycle repair room with 4 stations and bicycle wash area</i> )
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337 units @ 0.2 visitors' bicycle parking	76 spaces
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5.9 **Loading**

Total Required and Provided	2 bays
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5.10 **Communal Facilities**

*(Excluded from FAR Calculations)*

Primary communal facilities for the residential apartment building residents are located on the main floor, including an amenity lobby, concierge, mail room, lounge, music room, fitness room, games room with golf simulator, dining room and kitchen, and pool with related change rooms. The amenity area amounts to 1,130.5 m<sup>2</sup> (12,168 sq. ft.) in line with the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw.

To: Chief Administrative Officer  
From: Director Planning and Building  
Re: REZONING REFERENCE #17-34  
2021 November 17 ..... Page 10

Outdoor amenities for the development include public art features fronting Cassie and McKay Avenues, open lawn and adventure play area, outdoor seating, and outdoor dining area with direct access to the indoor amenity space.



for: E.W Kozak, Director  
PLANNING AND BUILDING

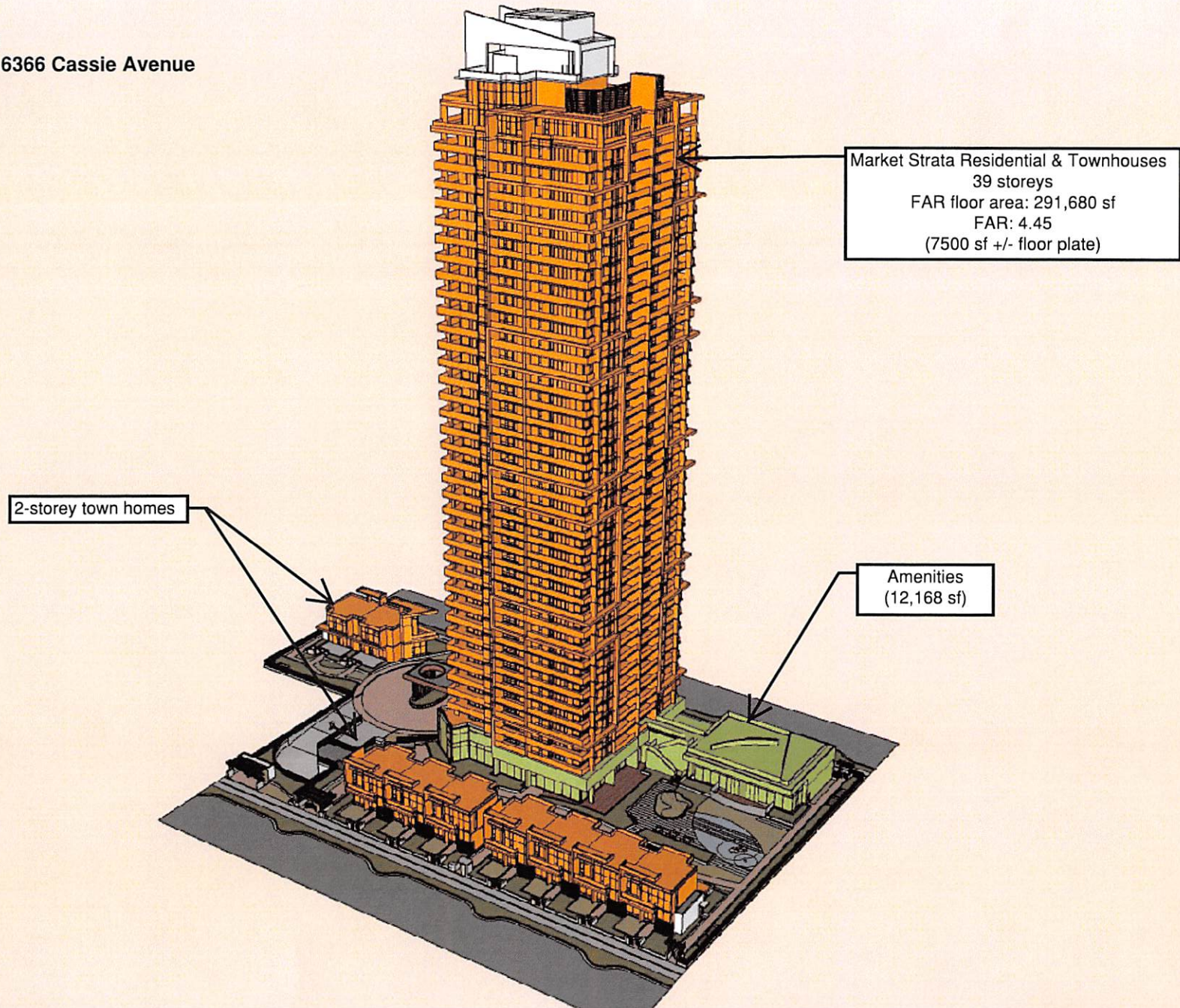
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**Attachments**

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

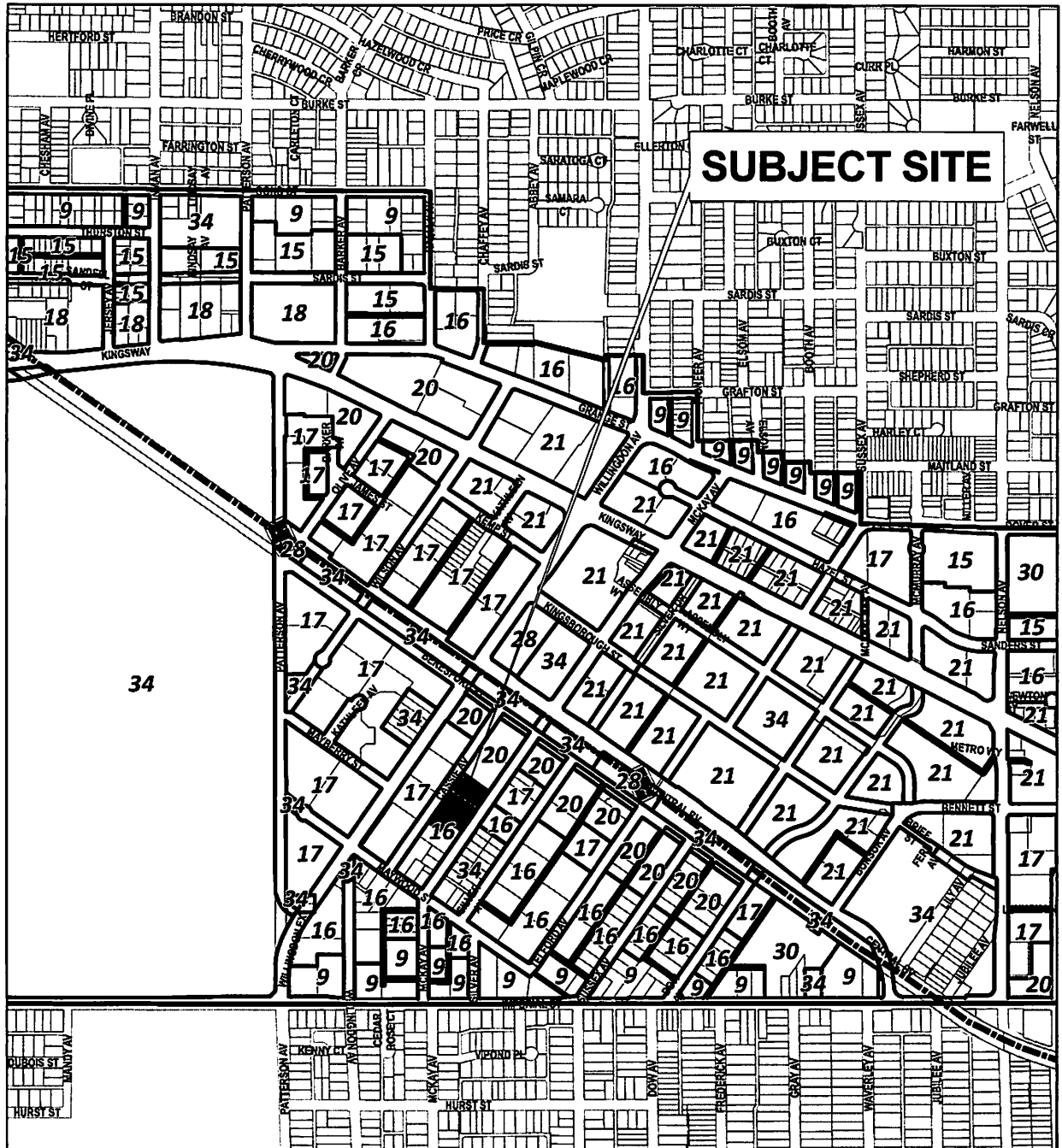
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**M Residences and Spa**  
6433 McKay Avenue & 6366 Cassie Avenue  
REZ 17-34









- 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)

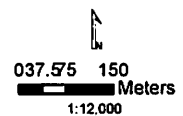
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

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## Metrotown Plan



Sketch #2