



Item
Meeting..... 2022 May 30

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 May 25

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-12**
High-Rise Residential Strata Building with Low-Rise Rental Podium

ADDRESS: 6031 Wilson Avenue (Sketches #1 and #2 *attached*)

LEGAL: Lot 67 District Lot 151 Group 1 New Westminster District Plan 27153

FROM: RM3 Multi-Family Residential

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Bosa Properties Wilson 2” prepared by Gensler)

APPLICANT: Bosa Properties Inc.
11th Floor, 838 West Hastings Street
Vancouver, BC V6C 2X1
Attn: Kyle Wright

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 June 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
2. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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 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 undergrounding of existing overhead wiring abutting the site.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
- h) The registration of a Housing Covenant and Housing Agreement.
- i) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- k) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- l) The submission of a detailed Sediment Control System.
- m) The submission of a suitable Solid Waste and Recycling plan.
- n) The review of on-site residential loading facilities.
- o) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.

- p) The provision of facilities for cyclists in accordance with this report.
- q) 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.
- r) Compliance with Council-adopted sound criteria.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The submission of a Public Art Plan.
- u) The submission of a Green Building Plan and Energy Benchmarking.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable GVS & DD Sewerage Charge.
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- z) 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 strata high-rise apartment building with a street-fronting rental low-rise podium along a proposed extension to James Street.

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), Transportation Plan (2021), Home Strategy (2021); and Rental Use Zoning Policy (2020).

3.0 BACKGROUND

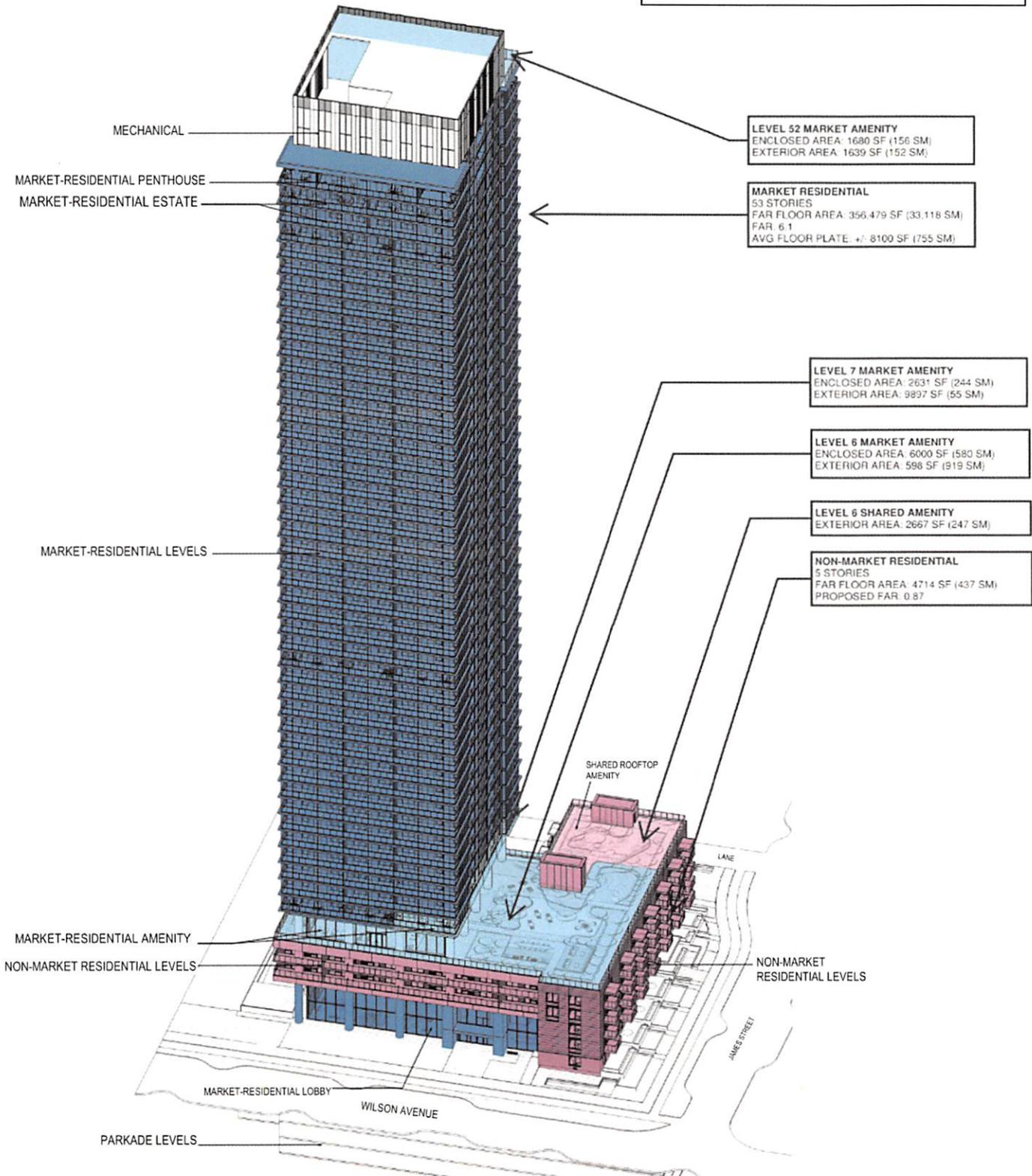
- 3.1 The subject development site is located within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The Council-adopted Plan identifies this neighbourhood as a high-density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain station. Specifically, high-density multiple-family residential developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with publically accessible pocket parks and open space as well as pedestrian and cycling linkages, which connect to Central Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, town-housing or row-housing podiums. The site is currently improved with a single three storey building with 66 rental residential units constructed in 1964.
- 3.2 The adopted Metrotown Downtown Plan designates the subject development site for high-density, multiple-family Comprehensive Development, utilizing the RM5s Multiple Family Residential District as a guideline. As well, in accordance with Council-adopted policy regarding rental use zoning, the inclusion of the RM5r Multiple Family Residential District in the proposed Comprehensive Development zoning is required to support the development of rental units.
- 3.3 On 2021 June 14, Council received an initial rezoning report which proposed to rezone the subject development site from its prevailing RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and the Metrotown Downtown Plan as guidelines. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The proposed development plan, as shown in Figure #1, is for a single 53 storey residential apartment building with a low-rise podium fronting a proposed extension to James Street. A total of 486 residential dwelling units are proposed, comprised of 416 market strata units (341 RM5s + 75 Offset), one (1) Canada Mortgage Housing Corporation (CMHC) median rental unit, three (3) Inclusionary Rental units rented at 20% below CMHC median, and 66 Rental Replacement non-market rental units. The development form provides a strong street-oriented relationship to Wilson Avenue and James Street, as well as a strong contextual relationship to surrounding, existing and planned development. The development includes a diversity of housing forms and tenures in order to accommodate a range of incomes and age cohorts, as well as a generous amenity package including a variety of leisure and recreation spaces, a fitness centre, and an outdoor rooftop terrace partially shared by all residential tenures.

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Figure #1 – Land Use and Tenure Diagram



- 4.2 Resident strata access to the development is provided from Wilson Avenue and rental residential access is provided via James Street. All parking is provided underground with vehicular access also taken from James Street. Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building’s siting, massing, pedestrian orientation and materiality; meeting the standard expected for development in the City’s Town Centre areas.
- 4.3 The maximum potential density may be up to 8.3 FAR for an RM5s and RM5r designated site, comprised of: 2.2 FAR base, 0.4 FAR base bonus, 1.2 FAR supplementary base, and 1.2 FAR supplementary bonus RM5s density, 1.1 FAR offset and 2.2 FAR RM5r density. The proposed total density for the subject site is 6.97 FAR, as outlined in Table 1 below:

Zoning: CD (RM5s, RM5r)
Site Size: 5,429.3 m²

	Permitted (m ²)	Proposed (m ²)	Proposed Units
RM5s Base Density	2.20	2.20	150
GFA	11,944.4	11,944.4	
RM5s Bonus Density	0.40	0.40	27
GFA	2,171.7	2,171.7	
RM5s Suppl. Base Density	1.20	1.20	82
GFA	6,490.9	6,515.1	
RM5s Suppl. Bonus Density	1.20	1.20	82
GFA	6,490.9	6,515.1	
RM5r Density	2.20	0.87	70
GFA	11,944.4	4,713.8	
RM5s Density Offset	1.10	1.10	75
GFA	5,972.2	5,972.2	
TOTAL Density	8.3	6.97	486
TOTAL GFA	45,062.9	37,832.3	

Table 1

- 4.4 As noted above in Table 1, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR in amenity density bonus, which translates into 8,686.8 m² (93,504 sq. ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Lands and Facilities 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 and 20% to the Community Benefit Bonus Affordable Housing Reserve.

- 4.5 With respect to the rental component of the project, this application is proposed to be processed in accordance with the City's Rental Use Zoning Policy, utilizing Stream 1 – Rental Replacement and Stream 2 – Inclusionary Rental. The applicant is proposing to utilize 0.87 FAR of RM5r density to provide a total of 70 rental dwelling units, of which 66 units will be provided at Rental Replacement rates for returning tenants or 20% below CMHC median market rates for new tenants, three (3) Inclusionary Rental units rented at 20% below CMHC median rates, and one (1) unit at CMHC median rates. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy.
- 4.6 The development is providing 106 adaptable units with 63 accessible parking stalls, which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.
- 4.7 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, a portion of the market strata one bedroom unit sizes are generally based on the Zoning Bylaw minimum rental unit sizes, which requires a minimum area of 50m² (538.21 sq. ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and den, and three bedroom units are proposed.
- 4.8 A parking ratio of 1.1 spaces per market strata unit and 0.6 spaces per rental unit is proposed for the development. 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. To encourage alternative modes of transportation to and from the development site, the applicant will be providing a comprehensive Transportation Demand Management strategy including:
- a transit pass subsidy equivalent to a two-zone monthly pass for 100% of the rental units and 15% of the strata units for two years;
 - two bike parking spaces for each residential unit (strata and rental);
 - bike repair facilities including a bike stand and tools; and,
 - a communications strategy that provides the owners, strata, renters, rental management company and strata management company an understanding of how to best use 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 Engineering Department will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of the proposed James Street extension to the Town Centre (Local Road) street standard, including concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting. A portion of the sidewalk and cycle track will be developed within a Statutory Right-of-Way adjacent to the site;
 - construction of Wilson Avenue to the Town Centre (Local Road) street standard including concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - undergrounding of overhead lines across the development frontage;
 - widening of the laneway to an allowance of 6.1m; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.10 To support the foregoing servicing requirements, a road dedication measuring 1,442.9 m² (15,531 sq. ft.) in area, subject to final civil drawings, is required to provide the James Street extension.
- 4.11 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation and rental housing operator;
 - Section 219 covenant restricting the use of guest suites (four on Level 7 of the strata tower);
 - Section 219 Covenant ensuring that the density of development of air space 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;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art;
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of Step Code, Low Carbon Energy System, and Energy/GHG Model) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN;
 - Section 219 Covenant to ensure alternative transportation provisions for the development; and,
 - Statutory right-of-way for pedestrian and cycle purposes for the construction of a portion of the proposed James Street extension.

- 4.12 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are outlined in Section 4.4 of this Report.
- 4.13 Due to the proximity of the subject site to the Expo SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.14 As the site will be fully excavated for development, a 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.
- 4.15 Provision of five (5) car wash stalls is required for the residential development.
- 4.16 The submission of a groundwater and stormwater management plan is required. As well, a suitable engineered design 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.
- 4.17 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.18 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.19 The submission of a detailed Residential Loading Management Plan is required.
- 4.20 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.
- 4.21 The submission of a Green Building Plan and energy benchmarking 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 the development will meet Step 2 of the BC Energy Step Code with Low Carbon Energy Systems.
- 4.22 The submission of a Communication Strategy Plan that provides the owners, strata, renters, rental management company and strata management company with an understanding and recommendations as to how best utilize the on-site amenities and alternative transportation provisions proposed for the development site is required.
- 4.23 Development Cost Charges applicable to this rezoning include:
 - Parkland Acquisition Charge;
 - GVS&DD Sewerage Charge;
 - School Site Acquisition Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT STATISTICS

5.1 Site Area (subject to detailed survey) **5,429.3 m² (58,440 sq. ft.)**

5.2 Site Coverage 34.5%

5.3 Density **6.97 FAR**

RM5s District

Base	2.20 FAR
Bonus	0.40 FAR
Supplemental base	1.20 FAR
<u>Supplemental bonus</u>	<u>1.20 FAR</u>
Subtotal	5.00 FAR

Density Offset 1.10 FAR

RM5r District 0.87 FAR

5.4 Gross Floor Area **37,832.36 m² (407,223 sq. ft.)**

5.5 Residential Unit Mix

Market Strata

67 – Studio	41.42- 45.03 m ² (446- 485 sq. ft.)
57 – Studio (adapt.)	41.42- 45.03 m ² (446- 485 sq. ft.)
54 – One Bedroom (rental size)	50.29 m ² (541 sq. ft.)
57 – One Bedroom + Den	56.64- 68.75 m ² (609- 740 sq. ft.)
82 – Two Bedroom	77.11- 79.82 m ² (830 - 859 sq. ft.)
27 – Two Bedroom (adapt.)	77.11- 79.82 m ² (830 - 859 sq. ft.)
4 – Two Bedroom + Den	96.47- 97.20 m ² (1038- 1046 sq. ft.)
61 – Three Bedroom	96.36- 102.04 m ² (1037- 1098 sq. ft.)
4 – Three Bedroom + Den	108.95- 110.34 m ² (1173- 1188 sq. ft.)
3 – Three Bedroom +	182.88- 189.07 m ² (1968- 2035 sq. ft.)

416 units

CMHC Market Median Rates

1 – Studio	352.92 m ² (353 sq. ft.)
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**Inclusionary Non-Market Rental (20%
Below CMHC Market Median Rates)**

3 – Studio	352.92 m ² (353 sq. ft.)
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Non-Market Rental (Rental Replacement)

42 – One Bedroom	50.03- 57.38 m ² (538- 618 sq. ft.)
17 – One Bedroom (adapt.)	50.03- 57.38 m ² (538- 618 sq. ft.)
2 – Two Bedroom	66.77- 79.84 m ² (719- 859sq. ft.)
5 – Two Bedroom (adapt.)	66.77- 79.84 m ² (719- 859sq. ft.)
<hr/>	
66 units	

TOTAL NUMBER OF UNITS: 486 units

5.7 Vehicle Parking

Total Required and Provided:

Strata residential (1.1 spaces per unit)	470 spaces (including 42 visitor spaces and 49 accessible spaces)
Rental residential (0.6 spaces per unit)	42 spaces (including 7 visitor spaces and 14 accessible spaces)
Car Wash	5 spaces

5.8 Bicycle Parking

Total Required and Provided:

Secured Residential (2 spaces per unit)	972 spaces (in double lockers)
Visitor (0.2 spaces per unit)	98 spaces (bike racks)

5.9 Loading

Total Required and Provided 2 bays

5.10 Communal Facilities

Communal facilities for the strata tower include a spacious amenity lobby with a package room, games room, dining room and lounge, dog wash area on the ground floor and a bicycle repair station on P1. On Level 6 strata residents will have access to a gym and fitness space, a hot-tub and cold plunge pool and relaxation area. There are four guest suites available to residents on Level 7 of the strata tower. The exterior amenity deck on Level 6 provides a Zen garden, outdoor seating and landscaped areas. On Level 52 there is a co-working space and lounge. Communal facilities for the rental podium include a lobby with rental office, a spacious double height indoor multi-purpose amenity room, and a shared outdoor roof-top terrace garden with a child’s play area.

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The outdoor amenity area includes outdoor seating and generous landscaping along James Street. The internal amenity area amounts to 1,813 m² (19,518 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw. The applicant will also provide a feature art contribution, to be selected and installed prior to occupancy of the development.



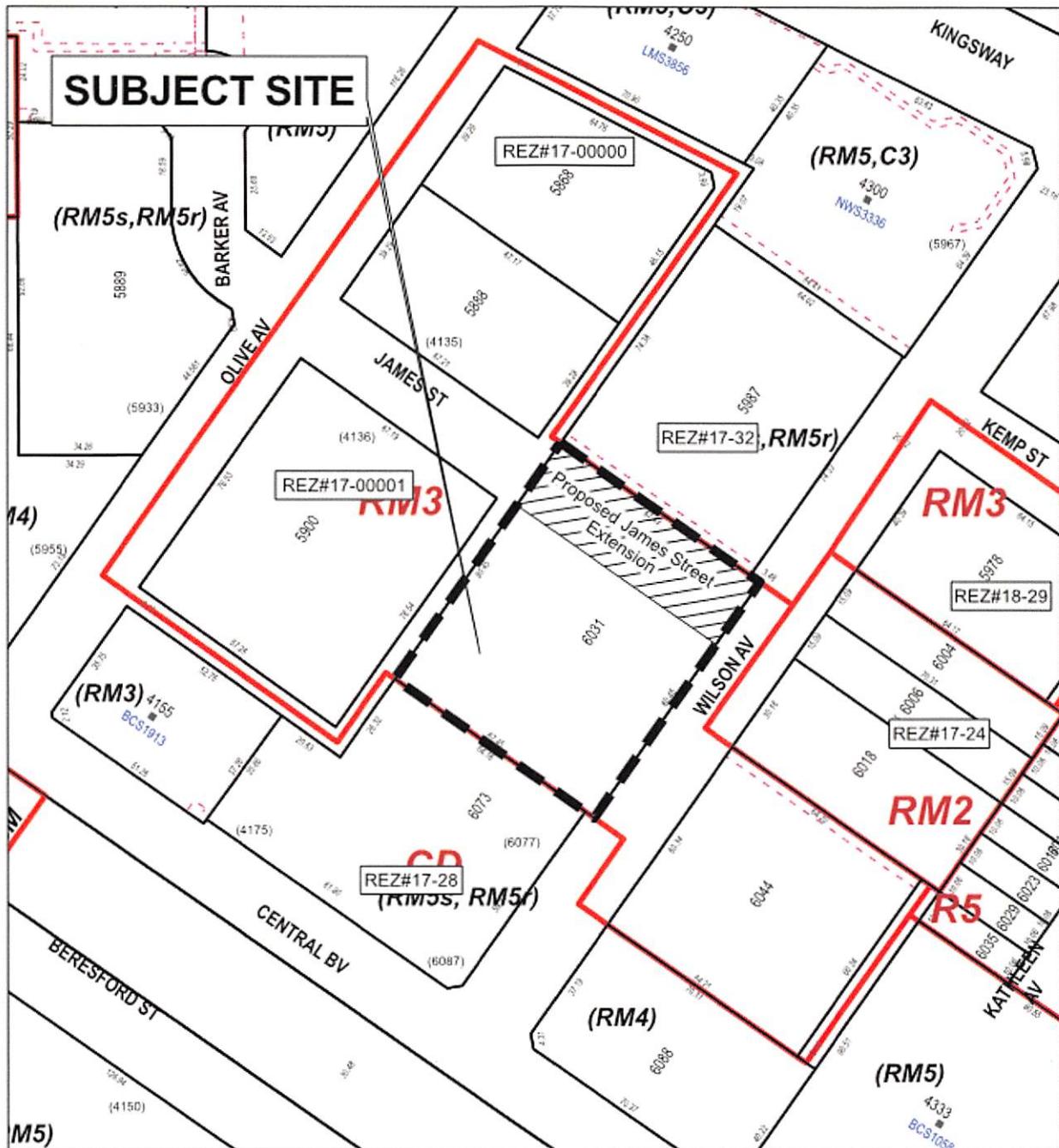
E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

JDC:tn

Attachments

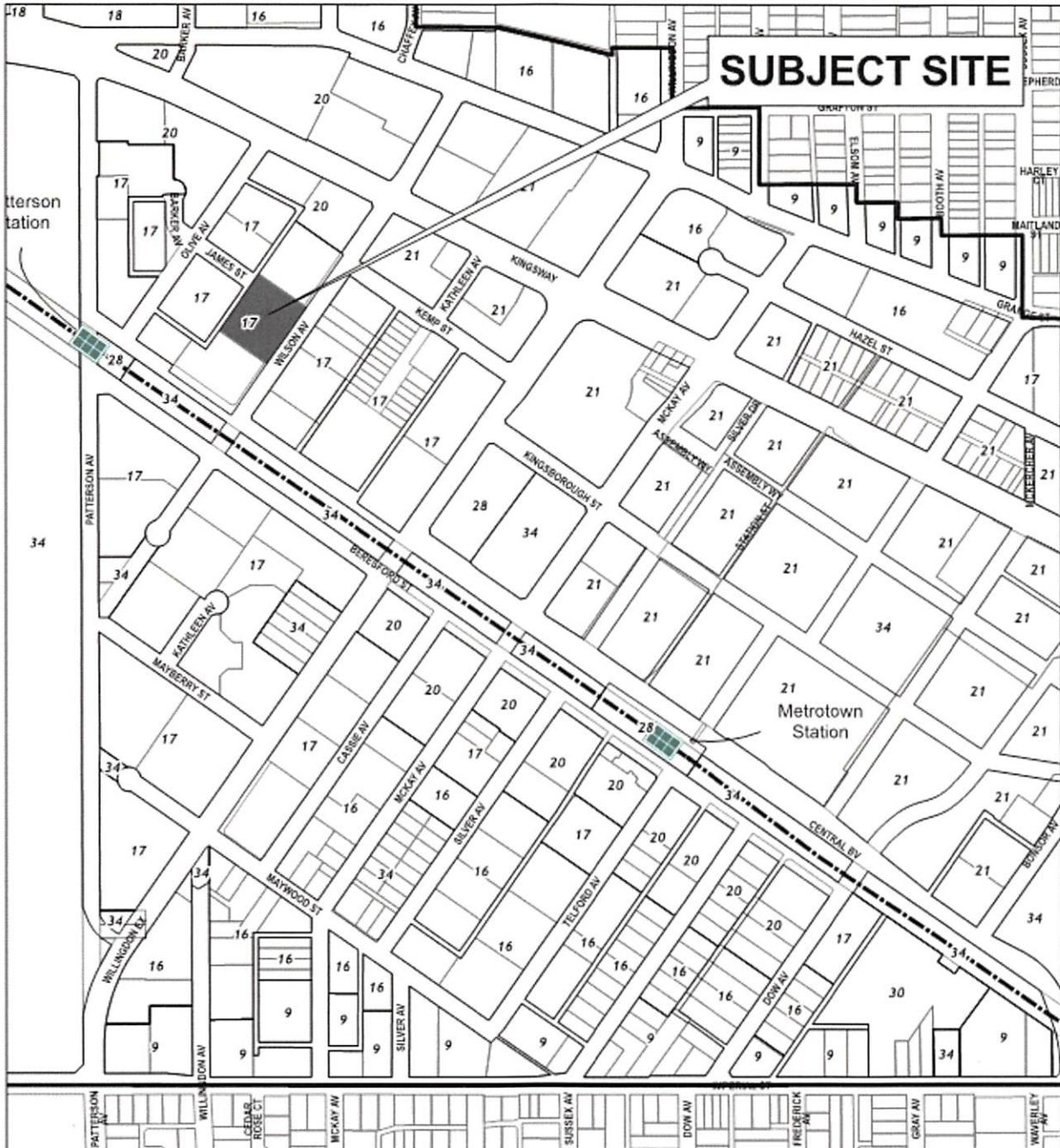
cc: General Manager Community Safety
City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2021\21-12 6031 Wilson Ave\Council Reports\Public Hearing\Rezoning Reference 21-12 PH Report
2022.05.30.docx



	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date: MAY 6 2022</p>	<p>REZONING REFERENCE #21-12 6031 WILSON AVENUE</p>
<p>scale: 1:1,800</p>	
<p>Drawn By: JS</p>	





- 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

