

**CD-1 Rezoning:  
3352-3386 Vanness Avenue  
and 3347 Clive Avenue**

Public Hearing

January 23, 2024





# Existing Site and Context





# Local Amenities and Services

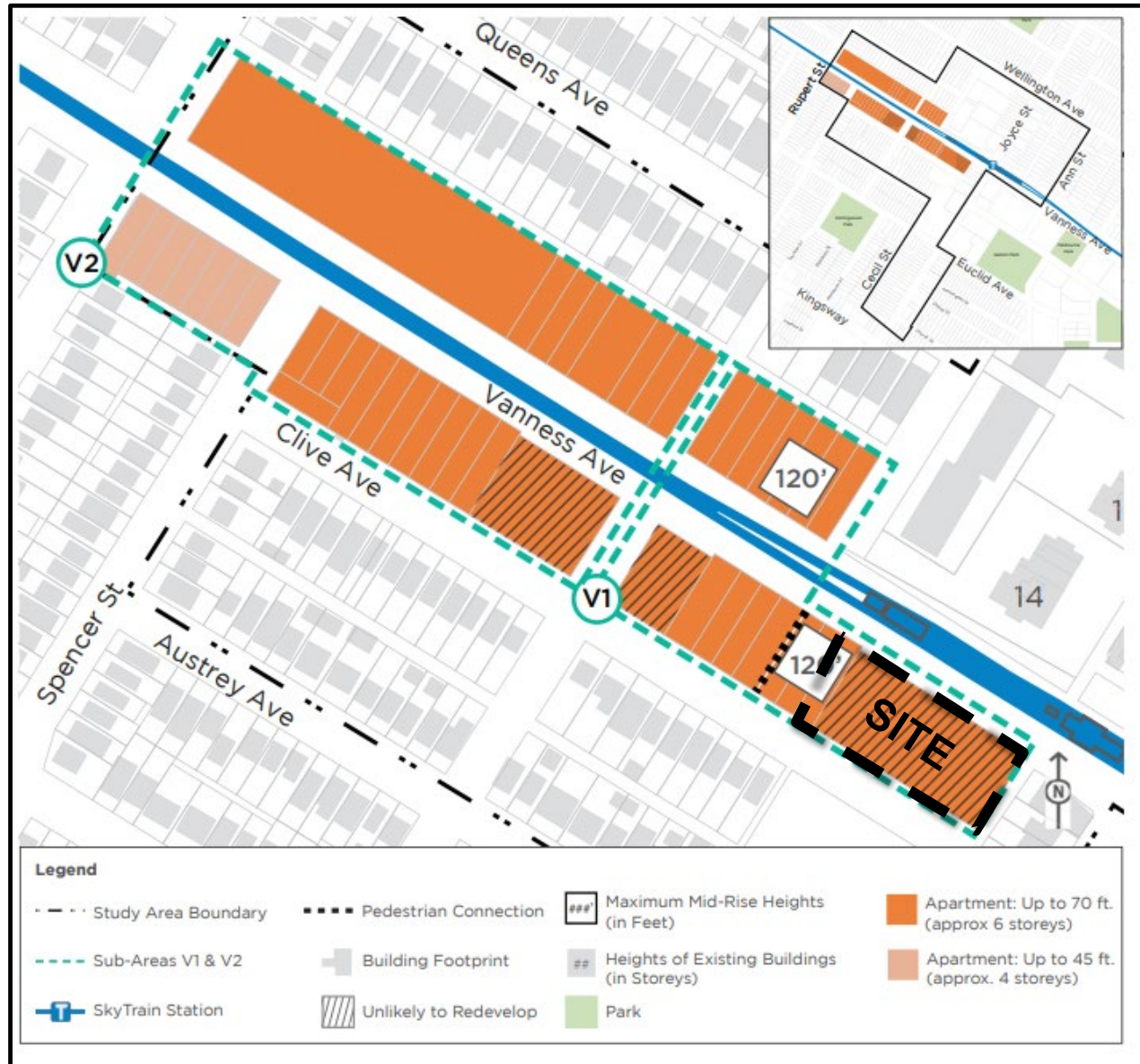


**CITY OF  
BURNABY**

- Site
- School
- Childcare
- Park
- T SkyTrain
- Community Centre/ Library
- Bike Path

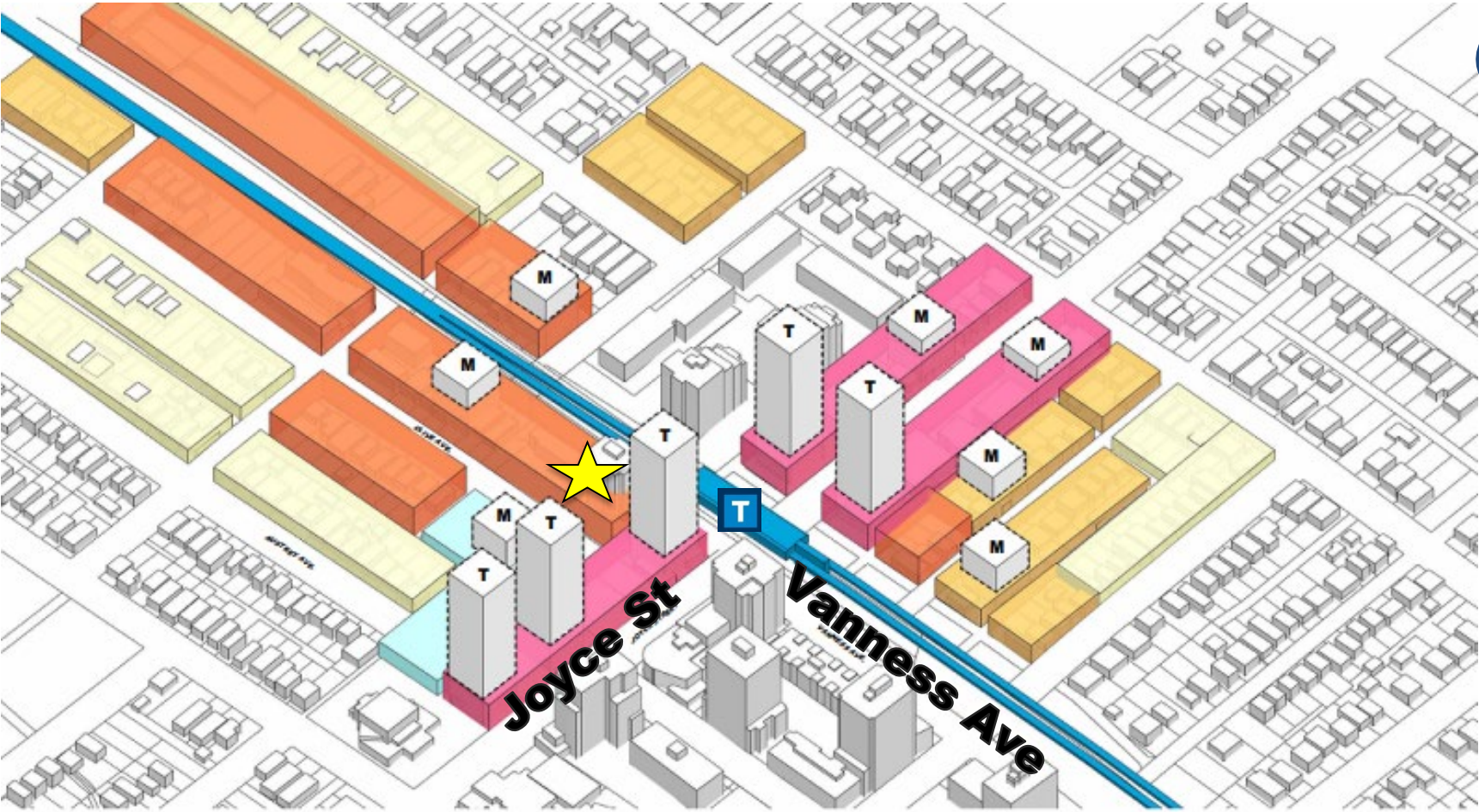


# Policy Context – Joyce-Collingwood Precinct Plan



- Sub-Area V1
- Site “Unlikely to Redevelop”
- Plan envisioned:
  - Existing building would remain
  - A new 120 ft. (12-storey) building to the west
  - 70 ft. (6-storey) residential apartments on the remainder of the block.

# Height Context



★ Subject Site

T Tower Site

M Mid-rise Site

MIXED-USE: UP TO 50FT. (APPROX. 6 STOREYS)

APARTMENT: UP TO 70FT. (APPROX. 6 STOREYS)

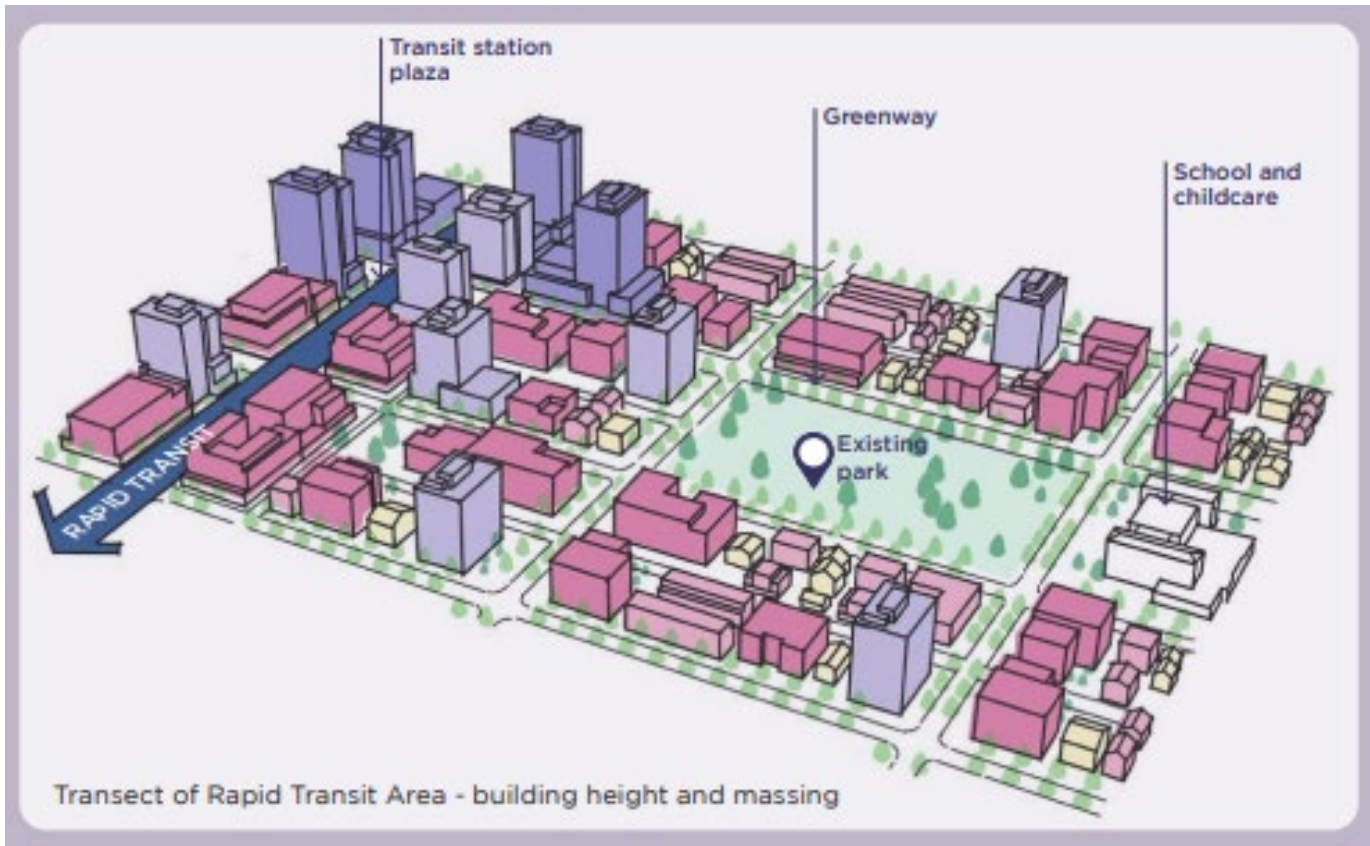
APARTMENT: UP TO 45FT. (APPROX. 4 STOREYS)

TOWNHOUSE: UP TO 35FT. (APPROX. 2 TO 3 STOREYS)

INSTITUTIONAL



# Policy Context – Vancouver Plan



Transect of Rapid Transit Area - building height and massing

## Vancouver Plan

- Rapid Transit Area of the Plan
- Provide opportunity for purpose built rental and childcare
- Range of building forms; including high-density taller buildings in strategic locations close to stations

## Provincial Housing Targets

- Transit Orientated Area (TOA)

# Proposal

- Application submitted July 28, 2022
- Two-tower form of development connected with a six-storey podium
  - West tower: 30-storeys (96.6 m (317 ft.))
  - East tower: 33-storeys (104.9 m (344 ft.))
- 679 secured rental units; 10% of the residential floor area secured at below-market rates (~68 units)
- Commercial Uses at grade
- 37-space, turn-key childcare facility
- 40,516 sq. m (436,111 sq. ft.) floor area (11.38 FSR)



OVERALL VIEW FROM SOUTHWEST

# Below-Market versus Average Market Rents

	Below-Market Units		Newer Rental Buildings – Eastside	
	Average Starting Rents (2023) <sup>1</sup>	Average Household Income Served	Average Rent <sup>2</sup>	Average Household Income Served
Studio	\$1,206	\$66,120	\$1,653	\$75,360
1-bed	\$1,385	\$77,000	\$1,925	\$84,880
2-bed	\$1,931	\$104,760	\$2,619	\$115,520
3-bed	\$2,600	\$128,480	\$3,212	\$148,160

<sup>1</sup>Data from October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Eastside of Vancouver

<sup>2</sup> Starting rents shown are calculated based on a 15 per cent discount to city-wide average market rents as published by CMHC in the fall 2022 Rental Market Report. Starting rents at initial occupancy will be set using the same discount rate, based on the CMHC average rent by unit type current at initial occupancy.



# Public Consultation

**Postcards Mailed  
May 23, 2023**

<b>Postcards distributed</b>	<b>2,491</b>
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<b>Questions</b>	<b>4</b>
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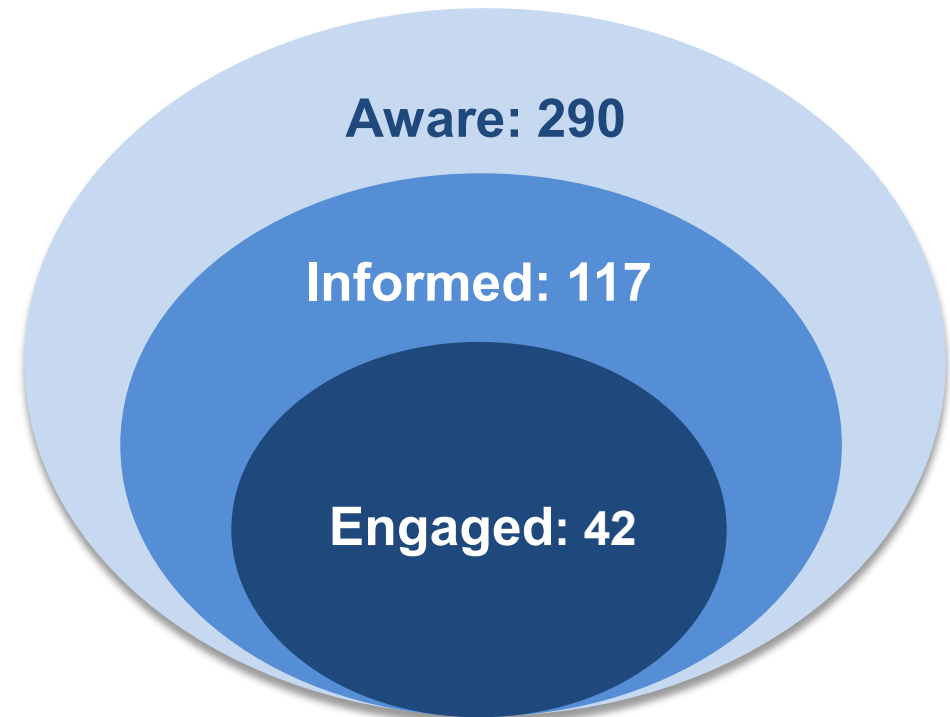
<b>Comment forms</b>	<b>269</b>
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<b>Other input</b>	<b>17</b>
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<b>Total</b>	<b>290</b>
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**City-hosted  
Virtual Q & A  
May 31 to June 13, 2023**

**In-person Information Session  
June 6, 2023**



# Public Response

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## Comments in Support

- Rental and Affordable Housing
- Appropriate Location for Height and Density
- Amenities Proposed

## Comments of Concern

- Height and Density are Inconsistent with Joyce-Collingwood Plan
- Amount of Affordable Rental Housing
- Residential Unit Mix
- Amenities Proposed



# Public Benefits

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Contribution	Amount
Community Amenity Contribution (CAC) – Turn-Key Childcare Facility	\$7,750,000
Community Amenity Contribution (CAC) – Cash	\$500,000
Development Cost Levies (DCLs)	\$14,868,820
Public Art	\$863,500
<b>Total Value</b>	<b>\$23,982,320</b>

# Conclusion

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- Uses meet the intent of the Joyce-Collingwood Precinct Plan, and height and density vision included in the Vancouver Plan and Provincial Housing Targets
- 679 secured market rental units; 10% of residential floor area at below-market rates
- 37-space, turn-key childcare facility
- Staff support application subject to conditions in Appendix B



Rendering looking southwest



## **END OF PRESENTATION**

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