

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-18
2015 MAY 25

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Triumph Properties Ltd.
102 – 131 Water Street
Vancouver, BC V6B 4M3
(Attention: John MacDonald)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** C4 Service Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** 7855/7877 Kingsway, 7375/7377/7381/7387 Tenth Avenue and 7374/7376/7382 Eleventh Avenue
- 1.4 Location:** The subject site is located on Kingsway, between Tenth and Eleventh Avenues (Sketch #1 *attached*).
- 1.5 Size:** The site has an area of 6,989 m² (75,229 sq.ft.), with a frontage of 78.7 m (258 ft.) along Eleventh Avenue, 88.3 m (290 ft.) frontage along Kingsway, and 80.32 m (264 ft.) along Tenth Avenue.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use development with underground and surface parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on Kingsway, between Tenth and Eleventh Avenues (Sketch #1 *attached*). The site is comprised of eight parcels. 7855 and 7877 Kingsway and 7387 Tenth Avenue are zoned C4 Service Commercial District. 7855 Kingsway is vacant, 7877 Kingsway is improved with a two storey commercial building, and 7387 Tenth Avenue is improved with a

three storey mixed-use building with grade level commercial uses and 12 tenanted residential units above. The remaining properties are zoned R5 Residential District. 7374 and 7376 Eleventh Avenue and 7381 Tenth Avenue are improved with single-family dwellings. 7375 and 7377 Tenth Avenue comprise a strata-titled two-family dwelling. 7382 Eleventh Avenue is a vacant City owned lot. Adjacent uses include single and two family dwellings to the rear of the site and strip commercial uses, a school, and a place of public worship along Kingsway.

3.0 BACKGROUND INFORMATION

The subject site is located within the Edmonds Town Centre Plan and is designated for medium density mixed-use development utilizing the CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and RM2 Multiple Family Residential District guidelines) (Sketch #2 *attached*). Residential development on the site is intended to be ground oriented in nature.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to rezone the site to the CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, and RM2 Multiple Family Residential District guidelines) in order to construct a mixed-use development. Residential density will be based on the RM2 District, to a maximum of 1.0 FAR, including a potential density bonus of 0.10 FAR. Commercial density will be in the order of 0.5 FAR, within the parameters of the C1 District.

Permitted commercial uses of the site will include the full range of those identified in the C1 District. The proposed inclusion of the C2 Community Commercial District is specifically to permit “animal hospitals” as a permitted use, in order to accommodate an existing veterinarian clinic and cat hotel that has been a long standing tenant at the site. This use is considered compatible with other proposed uses of the site and therefore inclusion of the C2 District specifically to permit this use is supported.

The residential units are proposed to be stratified units that will be held in common by a single owner and used as rental units. The applicant also intends on offering these units as affordable housing and is working with BC Housing towards achieving this on a separate basis. As a means of assistance to help achieve rental units on the site, the applicant is requesting the City’s consideration of four-storey apartment forms throughout the site, as well as a parking reduction for the residential component of the project. These requests could be considered, subject to a suitable plan of development and an acceptable parking study. If it is determined that a parking relaxation is supportable, a Section 219 Covenant would be required, ensuring that the units are held in common by a single owner and used only as rental units and stipulating that sale of individual strata units would not be permitted unless sufficient parking, based on applicable Zoning Bylaw ratios, is provided.

- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian/cycle improvements along the three road frontages and the relocation of the existing sanitary sewer lines traversing the site.
- 4.3 The provision of any necessary road dedications and statutory rights-of-ways will be determined by way of detailed road geometrics prepared by the Planning Department and will be outlined in a further report to Council.
- 4.4 One of the lots in the proposed assembly, 7382 Eleventh Avenue, is City-owned. The sale of this City-owned lot, which has an area of 554.56 m² (5,969 sq.ft.), must be completed as part of this rezoning. The Legal and Lands Department will be requested to determine a recommended sale price for the property, which will be submitted for Council consideration and approval as part of a future report requesting that the proposal be advanced to a Public Hearing. This price would be valid for nine months from the date of Second Reading of the rezoning bylaw, after which it would be subject to review by the Legal and Lands Department. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.
- 4.5 Section 219 Covenants will be required to restrict the enclosure of balconies and to ensure that handicap accessible parking stalls remain as common property. As noted above, if a parking relaxation is granted to support the provision of rental units, a Section 219 Covenant would be required, ensuring that the units are held in common by a single owner and used only as rental units and stipulating that sale of individual strata units would not be permitted unless sufficient parking, based on applicable Zoning Bylaw ratios, is provided.
- 4.6 The City's Landscape Technician has confirmed that no on-site trees warrant retention. However, a tree survey will be required to indicate the location of all existing trees on the site with a trunk diameter of 20 cm (8 inches) or greater. A tree cutting permit will be required to allow the removal of the existing trees on the site in conformance with the Burnaby Tree Bylaw.
- 4.7 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.8 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 is required.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 The submission of a Site Profile and resolution of any arising requirements will be required.

- 4.11 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 As this site is influenced by traffic on Kingsway and Tenth Avenue, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 4.14 The undergrounding of existing overhead wiring on Kingsway and on Tenth Avenue abutting the site will be required.
- 4.15 The submission of a Tenant Assistance Plan in accordance with Council-adopted policy is required.
- 4.16 A comprehensive sign plan will be required.
- 4.17 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the sale of City-owned property at 7382 Eleventh Avenue be approved in principle for inclusion within the subject development site, in accordance with the terms outlined in Section 4.4 of this report and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.
KH:spf

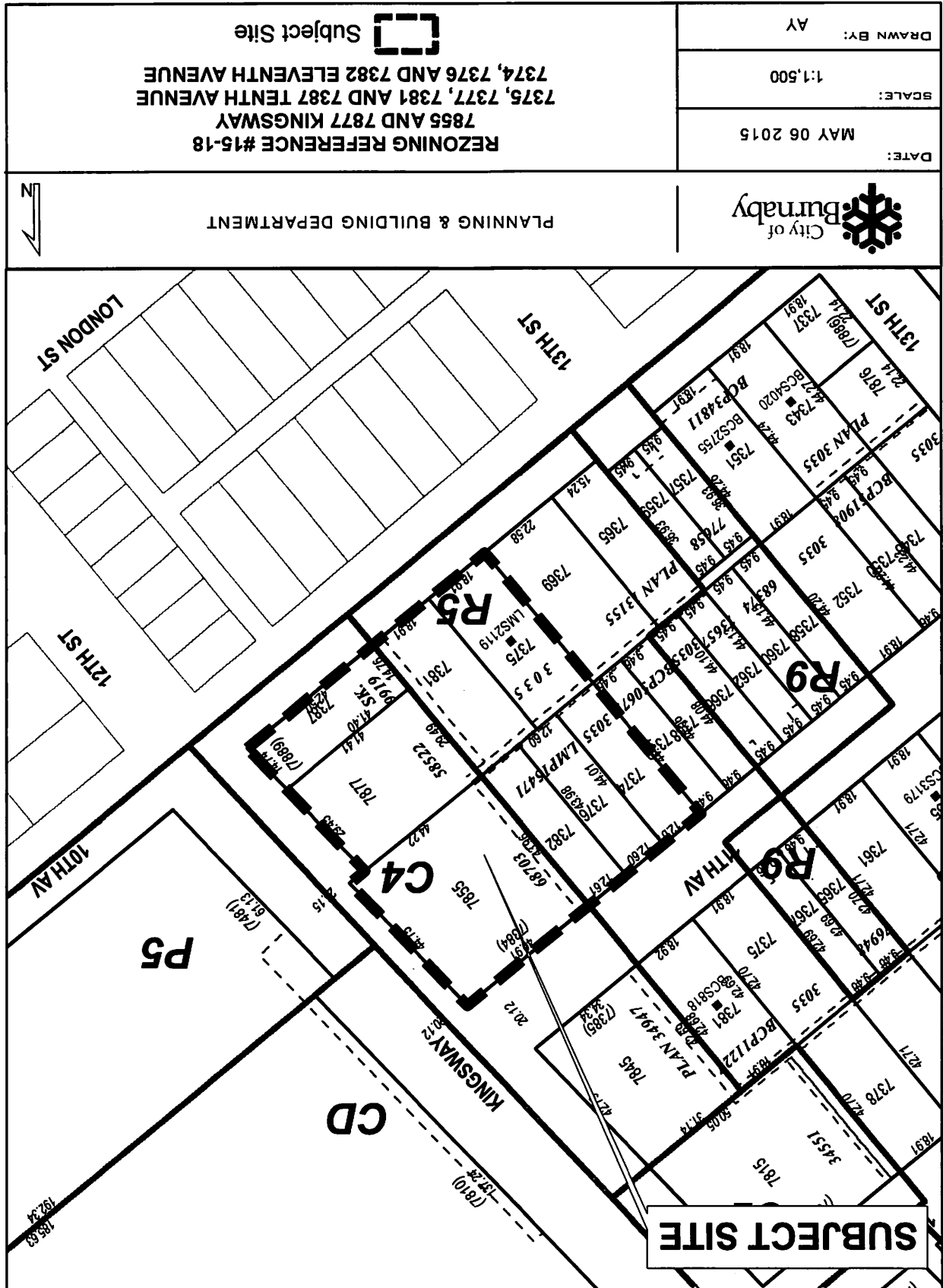
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SCHEDULE A

REZONING 15-18

ADDRESS	LEGAL DESCRIPTION	PID
7855 Kingsway	Parcel A, DL 29, Group 1, NWD Reference Plan 68703	000-870-706
7877 Kingsway	Lot A, DL 29, Group 1, NWD Plan 58522	002-884-356
7375 Tenth Ave.	Strata Lot 1, Block 9, DL 29, Group 1, NWD Strata Plan LMS2119 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	023-184-507
7377 Tenth Ave.	Strata Lot 2, Block 9, DL 29, Group 1, NWD Strata Plan LMS2119 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	023-184-515
7381 Tenth Ave.	Lot 15, Block 9, DL 29, Group 1, NWD Plan 3035	002-770-946
7387 Tenth Ave.	Parcel "A" (Explanatory Plan 9919), Lot 14, Block 9, DL 29, Group 1, NWD Plan 3035	000-658-928
7374 Eleventh Ave.	Lot 7 Except: The Easterly 20 Feet 8 Inches Having A Frontage Of 20 Feet 8 Inches On Eleventh Avenue By Full Uniform Depth Of Said Lot And Adjoining Lot 8; Block 9, DL 29, Group 1, NWD Plan 3035	003-332-632
7376 Eleventh Ave.	Lot A, Block 9, DL 29, Group 1, NWD Plan LMP15471	018-689-744
7382 Eleventh Ave.	Lot 8 Except The Westerly 20 Feet 8 Inches Thereof Having A Frontage of 20 Feet 8 Inches On Eleventh Avenue By A Uniform Depth Of Said Lot 8 Adjoining Lot 7, Block 9, DL 29, Group 1, NWD Plan 3035	002-674-847





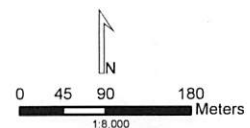
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| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





DATE: April 24th, 2015

TO: Burnaby Planning Department

APPLICANT: Triumph Properties Ltd.
102 - 131 Water Street
Vancouver, BC V6B 4M3

RE: Letter of Intent - Application for the Rezoning of Properties on North West Corner of Kingsway and 10th Avenue, Burnaby.

Triumph Properties Limited is proposing to develop a Gold Leed mixed use development on the North West corner of Kingsway and 10th Avenue.

A service lane is proposed at the rear connecting 10th and 11th Avenues and facilitating parking, loading and access.

Purpose of rezoning: mixed-use commercial and multi-family development comprised of: a mixed-use building fronting Kingsway with grade level commercial uses and residential uses above with a mix of surface and underground parking.

PROPOSED ZONES: CD (RM2, C1, C2 for "Animal Hospital" use only)

CURRENT ZONING: Property #1: 7855 Kingsway Street, Burnaby
Present Zone: C4

Property #2: 7877 Kingsway Street, Burnaby
Present Zone: C4

Property #3: 7387 Tenth Avenue, Burnaby
Present Zone: C4

Property #4: 7381 Tenth Avenue, Burnaby
Present Zone: R5

Property #5: 7377 Tenth Avenue, Burnaby
Present Zone: R5

Property #6: 7375 Tenth Avenue, Burnaby
Present Zone: R5

Property #7: 7374 Eleventh Avenue, Burnaby
Present Zone: R5

Property #8: 7376 Eleventh Avenue, Burnaby
Present Zone: R5

Property #9: 7382 Eleventh Avenue, Burnaby
Present Zone: R5

1 SIZE

The property proposed for rezoning is square in shape with a width of approximately 90 m (295 ft.), a depth of approximately 82 m (270 ft.), and an area of approximately 7,053 Sqmt (75,920 sqft)

2 BACKGROUND

The property currently consists of 8 separate lots, 1 Lot has a residential duplex, 3 lots contain single family residential homes, 1 is a vacant lot owned by the City, 1 is a retail and office building, 1 is a mixed use retail and residential building, and the last lot is a vacant lot previously operated as a Petro Canada service station.

3 PROPOSED FAR

Residential	1.0 (approximate)
Commercial	.55 (approximate)

4 PARKING

Residential Parking	Requested .35 Stalls Per Rental Unit inclusive of Visitor, dependant on results of parking study.
Commercial Parking	1 stall per 46 Sqmt. (minimum provided)

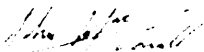
7 OTHER INFO:

- Residential units are proposed to be stratified units that will be used only as rental units.
- We are requesting a parking reduction as a means of assistance to help achieve guaranteed rental units on the site.
- Triumph will agree to sign a Section 219 Covenant ensuring that the units are used only as rental units; sale of individual strata units would not be permitted unless sufficient parking, based on standard multi-family dwelling ratios, is provided.
- Triumph is proposing to offer the rental units as affordable housing and is working separately with BC Housing towards achieving this.

8 Schedules

- Schedule "A" - Air Photo of Properties
- Schedule "B" - Title Searches
- Schedule "C" - Letters of Authorization on behalf of the Venders

Please call or email with any questions, thanks.



President, Triumph Properties Ltd.