

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-58 2016 JANUARY 20

#### ITEM #8

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Franc Architecture  
1684 West 2<sup>nd</sup> Avenue  
Vancouver, BC V6J 1H4  
(Attn: Walter Franc)
- 1.2 Subject:** Application for the rezoning of:  
Lot 1, DL 153, Group 1, NWD Plan LMP40184
- From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)
- 1.3 Address:** 4390 Grange Street
- 1.4 Location:** The subject site is located on the southeast corner of Grange Street and Wilson Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Grange Street of approximately 78.59 m (258 ft.), a frontage on Wilson Avenue of approximately 57.34 m (188 ft.) and an area of approximately 4,980 m<sup>2</sup> (53,606 sq. ft.).
- 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 an expansion of the ground floor lobby amenity area and improve the exterior landscaping of the existing 28-storey rental apartment development.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property at 4390 Grange Street is improved with a 28-storey, 206 unit, rental apartment building, which was constructed in 1971. To the north, across Grange Street are older

low-rise apartments. To the west, across Wilson Avenue, is a mixed-use development that encompasses two residential towers with a commercial component fronting Kingsway. To the east is the Old Orchard Shopping Centre. To the south is a two-storey commercial development.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The existing high-rise rental apartment tower on the subject property was principally developed under Rezoning Reference #16/70. A subsequent rezoning, Rezoning Reference #24/97, was adopted by Council in order to permit a minor rezoning amendment to allow for the creation of three additional units within the apartment building through the conversion of existing floor area previously used as amenity office and storage space, and the development of a new recreation pavilion above the existing parking structure, south of the existing residential tower base.
- 3.2 The subject site is within Sub-Area 3 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for higher-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. The proposed expansion and improvements under this rezoning application, however, are minor and do not require a higher density than that provided for under the prevailing CD(RM5) District zoning.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on the RM5 Multiple Family Residential District and the Metrotown Town Centre Development Plan as guidelines) in order to permit an expansion of the ground floor lobby amenity area and improve the exterior landscaping of the existing rental apartment development. The proposed expansion is considered minor and are accommodated under the provisions of the prevailing CD(RM5) District zoning.
- 4.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site.
- 4.3 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 4.4 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

## 5.0 RECOMMENDATION

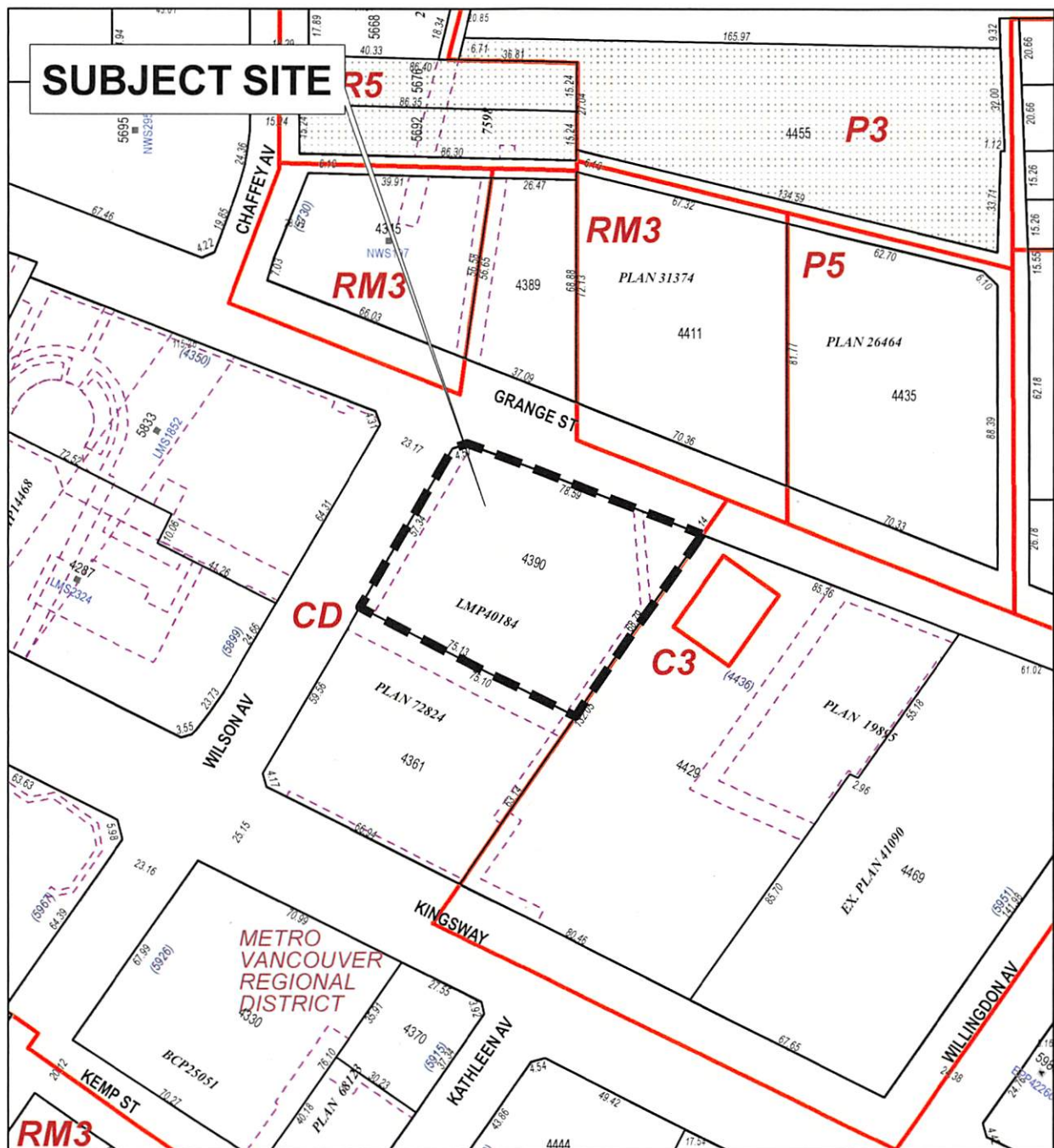
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.




LP

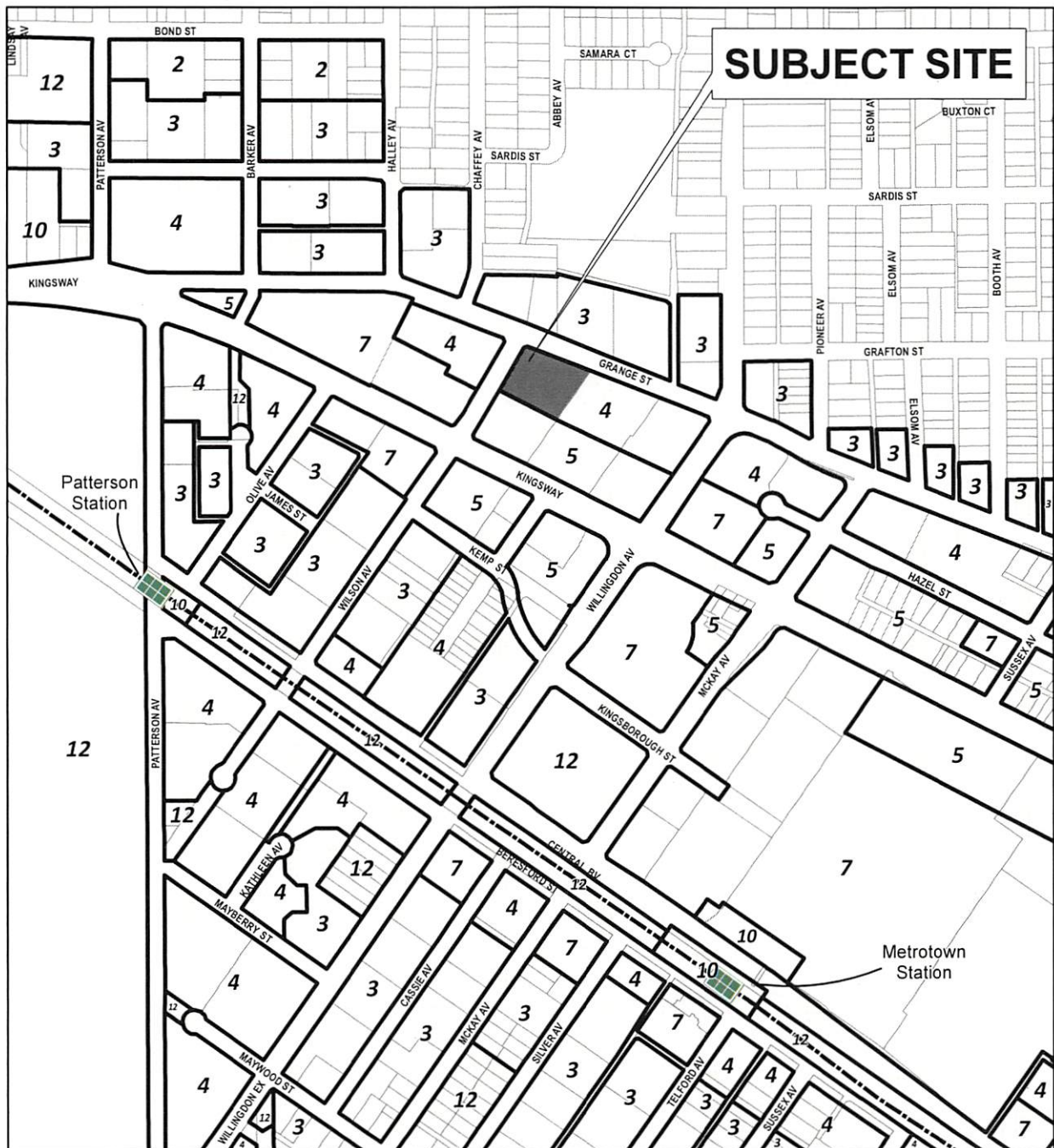
ZT:tn/spf  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2015\15-00058 4390 Grange Street\Initial Report 15-58 20160125.doc



		PLANNING & BUILDING DEPARTMENT		
DATE: DEC 23 2015		REZONING REFERENCE #15-58 4390 GRANGE STREET		
SCALE: 1:2,000		 Subject Site		
DRAWN BY: AY				



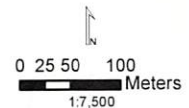
- |  |                                      |
|--|--------------------------------------|
| 2 Low Density Multiple Family Residential    | 7 High Density Mixed Use             |
| 3 Medium Density Multiple Family Residential | 10 Institutional                     |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School |
| 5 Commercial                                 |                                      |
| 6 Medium Density Mixed Use                   |                                      |



Planning and Building Dept

Printed on December 29, 2015

## Metrotown Plan



Sketch #2

**FRANCL**  
ARCHITECTURE

December 16, 2015

Mr. Lou Pelletier  
Director of Planning  
Planning and Building Department  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V8T 5K6

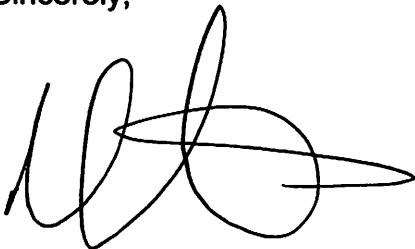
Dear Mr. Pelletier:

**Re: Rezoning Letter of Intent  
4390 Grange Street**

We are submitting an application to the City of Burnaby to consider the rezoning of the property at 4390 Grange Street. The rezoning application will be for a minor addition to the ground floor level to expand the lobby amenity area. There will also be improvements to the exterior landscape area in and around the building entry.

Thank you for your consideration of this rezoning request. We look forward to working collaboratively with the City to achieve approval for this application.

Sincerely,



Walter Franci

PRINCIPALS  
Walter Franci  
Architect AIBC, AAA, FRAIC,  
P.Eng., LEED AP

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