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**TO:** CITY MANAGER **DATE:** 2018 February 21

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71130 20  
*Reference: Metrotown Downtown Plan*

**SUBJECT: METROTOWN DOWNTOWN PLAN**  
**3925 KINGSWAY AND 5715 JERSEY AVENUE**  
**RESPONSE TO DELEGATION**

**PURPOSE:** To respond to Mr. Fleming with information on the Metrotown Downtown Plan as it relates to the subject property at 3925 Kingsway and 5715 Jersey Avenue.

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**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to Mr. Fleming and the Strata Council of 3925 Kingsway and 5715 Jersey Avenue.
2. **THAT** Council receive this report for information.

**REPORT****1.0 BACKGROUND**

At the 2018 February 05 Council meeting, Mr. Fleming appeared as a delegation to inquire about the subject property's land use and density potential under the Metrotown Downtown Plan.

Council requested that staff respond with information on the inquiry brought forward by Mr. Fleming. This report provides the requested information.

**2.0 METROTOWN DOWNTOWN PLAN**

The subject property is within the Central Park North neighbourhood of the Metrotown Downtown Plan, which was adopted by Council on 2017 July 24. The Plan designates the subject property for High Density Mixed-Use, using the RM4s: Multiple Family Residential District and the C2: Community Commercial District as guidelines (see *attached* Sketch #1).

The RM4s District allows for a maximum residential density of 3.6 Floor Area Ratio (FAR), which is inclusive of a 1.1 FAR amenity bonus that can be purchased from the City. The C2 District allows for a maximum commercial density of 1.3 FAR. In total, the subject property's maximum density under the High Density Mixed-Use (RM4s/C2) designation is 4.9 FAR.

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In accordance with the Metrotown Downtown Plan, the commercial density designated for the subject property must be orientated towards its Kingsway frontage.

### **3.0 CHANGES FROM DRAFT METROTOWN PLAN**

The subject property's adopted land use designation, as described in Section 2.0, was revised from the 2016 Draft Metrotown Downtown Plan. The Draft Plan designated a portion of the properties fronting the north side of Kingsway, from Smith Avenue to Barker Avenue, for High Density Mixed-Use, using the RM5s: Multiple Family Residential District and the C2: Community Commercial District as guidelines. The RM5s District allows for a maximum residential density of 5.0 FAR, which is inclusive of a 1.6 FAR amenity bonus. The area further setback from Kingsway was designated for High Density Residential, using the RM4s District as guidelines. As a result, the subject property was split by two designations: High Density Mixed-Use (RM5s/C2) and High Density Residential (RM4s).

In response to input received during the public consultation on the Draft Plan, the two designations intersecting properties on the north side of Kingsway were consolidated into one High Density Mixed-Use designation, using the RM4s District and C2 District as guidelines. As a result, the adopted Metrotown Downtown Plan designates the entirety of the subject property for High Density Mixed-Use (RM4s/C2).

This change increases the maximum commercial density that can be orientated towards the north side of Kingsway, which further supports the commercial and retail character envisioned. The change slightly reduces the residential density for the Central Park North Neighbourhood, which helps to address public concerns that were raised related to the preservation of sightlines towards Central Park from north Burnaby, and of the North Shore Mountains from Swangard Stadium.

Applying the one High Density Mixed-Use (RM4s/C2) designation for all properties fronting Kingsway, from Smith Avenue to Barker Avenue, provides clarity for the calculation of density for sites with varying sizes and lot assemblies.

It is important to note that the redevelopment of the subject property in line with the Metrotown Downtown Plan requires completion of a rezoning application. As part of the rezoning application, the applicant must prepare a suitable plan of development that details the land uses, density, building design, and landscaping for the site. This rezoning application must demonstrate consistency with the overall policy direction in the Metrotown Downtown Plan, and is ultimately subject to Council's approval.

### **4.0 CONCLUSION**

This report presents information regarding the Metrotown Downtown Plan's policy direction for the subject property at 3925 Kingsway and 5715 Jersey Avenue. As stated above, the adopted Metrotown Downtown Plan designates the entirety of the subject property for High Density Mixed-Use, using the RM4s: Multiple Family Residential District and the C2: Community Commercial District as guidelines.

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It is recommended that Council receive this report for information and a copy be sent to Mr. Fleming and the Strata Council of the subject property.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JD:eb  
*Attachment*

cc: City Clerk

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