

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #18-09
2018 April 04

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Polygon Development 341 Ltd.
900 – 1333 West Broadway
Vancouver, BC V6H 4C2
Attn: Lorne Wolinsky
- 1.2 Subject:** Application for the rezoning of:
Lot 8 District Lot 155a Group 1 New Westminster District Plan
LMP30202
- From:** CD Comprehensive Development District (based on RM2 Multiple
Family Residential District as guidelines)
- To:** Amended CD Comprehensive Development District (based on RM2
Multiple Family Residential District and Edmonds Town Centre Plan
as guidelines)
- 1.3 Address:** 6438 Byrnespark Drive
- 1.4 Location:** The subject site is located at the northeast corner of Southridge Drive
and Byrnespark Drive (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 1.479 hectares (3.657
acres).
- 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 ground oriented multiple-family development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located at the northeast corner of Southridge Drive and Byrnespark Drive and currently vacant and treed. To the northwest is a vacant and treed City-owned site identified for future ground oriented multiple family development. To the east and northeast are Taylor Park and Byrne Woods Park. To the west, across Byrnespark Drive, is the Byrne Creek Ravine Park. To the south, across Southridge Drive, are a number of single-family lots identified for future consolidation and redevelopment for ground-oriented multiple family development.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within Sub-Area 3 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District as a guideline (see Sketch #2 *attached*).
- 3.2 In 1996, a number of vacant City properties were consolidated into seven development sites with the intent to offer the development sites for sale by Public Tender over time. In addition, the Byrne Woods Parks site was created. In order to provide development guidelines, Council approved a master rezoning for the sites (Rezoning Reference #96-14), with a designation for Comprehensive Development utilizing the RM2 District and the Edmonds Town Centre Plan as guidelines. Primary servicing for the sites was provided under the City-initiated Subdivision Reference #71-95.

Since Council's granting of Final Adoption of Rezoning Reference #96-14 on 1996 October 07, four of the seven development sites have been tendered, rezoned and developed. The resultant development sites include: 7488 Southwynde Avenue (Ledgestone I, Rezoning Reference #02-08, constructed in 2003) and 7428 Southwynde Avenue (Ledgestone II, Rezoning Reference #03-64, constructed in 2005). Two further development sites were purchased and consolidated into 7418 Byrne Park Walk (Adera Green, Rezoning Reference #07-06, first phase constructed in 2009, second phase constructed in 2010).

The three remaining development sites at 6438 and 6488 Byrnegpark Drive and 7388 Southwynde Avenue remain under City ownership. The development sites range in size from 0.476 to 1.48 hectares (1.18 to 3.66 acres) and are heavily wooded.

- 3.3 The subject property was made available for sale by public tender in late 2017 and the applicant was the successful bidder. The sale of the property is subject to achieving Final Adoption of the subject rezoning.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Edmonds Town Centre Plan as guidelines) to permit the construction of a ground-oriented three-storey mixed townhouse and apartment project with a combination of under-unit parking and underground parking. The maximum Floor Area Ratio (FAR) of 0.9 with underground parking and 0.7 FAR with under unit parking applies. Vehicular access to the site will be from Byrnegpark Drive.
- 4.2 The proposed rezoning is consistent with the Edmonds Town Centre Plan which designates this site for 'Ground-oriented Multiple Family Housing' which is accommodated under low and medium density forms. Given the site's Town Centre

location, the applicant has indicated that they wish to explore utilizing the amenity bonus provisions of the Zoning Bylaw. In so doing, the applicant could achieve an additional 0.1 FAR, which translates to approximately 15,930 sq.ft. of additional residential floor area (subject to survey), bringing the total maximum FAR of the site to 1.0.

- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:
 - the construction of Southridge Drive and Byrnespark Drive to their final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.
- 4.4 An environmental assessment of the development proposal from a qualified environmental professional will be required. In addition, the developer will be required to pursue green building practices to reduce the overall impact of the project.
- 4.5 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.6 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics to be outlined in a future report to Council.
- 4.7 A Section 219 Covenant is required to ensure that there are no age restrictions on owners or tenants of the property, which is being sold by the City.
- 4.8 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.9 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.
- 4.10 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.
- 4.11 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.12 As this site is influenced by traffic on Southridge Drive, an acoustical study will be required to ensure compliance with Council-adopted criteria.

4.13 The subject site is heavily treed. A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.

4.14 Applicable Development Cost Charges include:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
- b) GVS & DD Sewerage Charge of \$1,515 per townhouse unit and \$1,082 per apartment unit; and,
- c) School Site Acquisition Charge of \$800 per unit.

4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

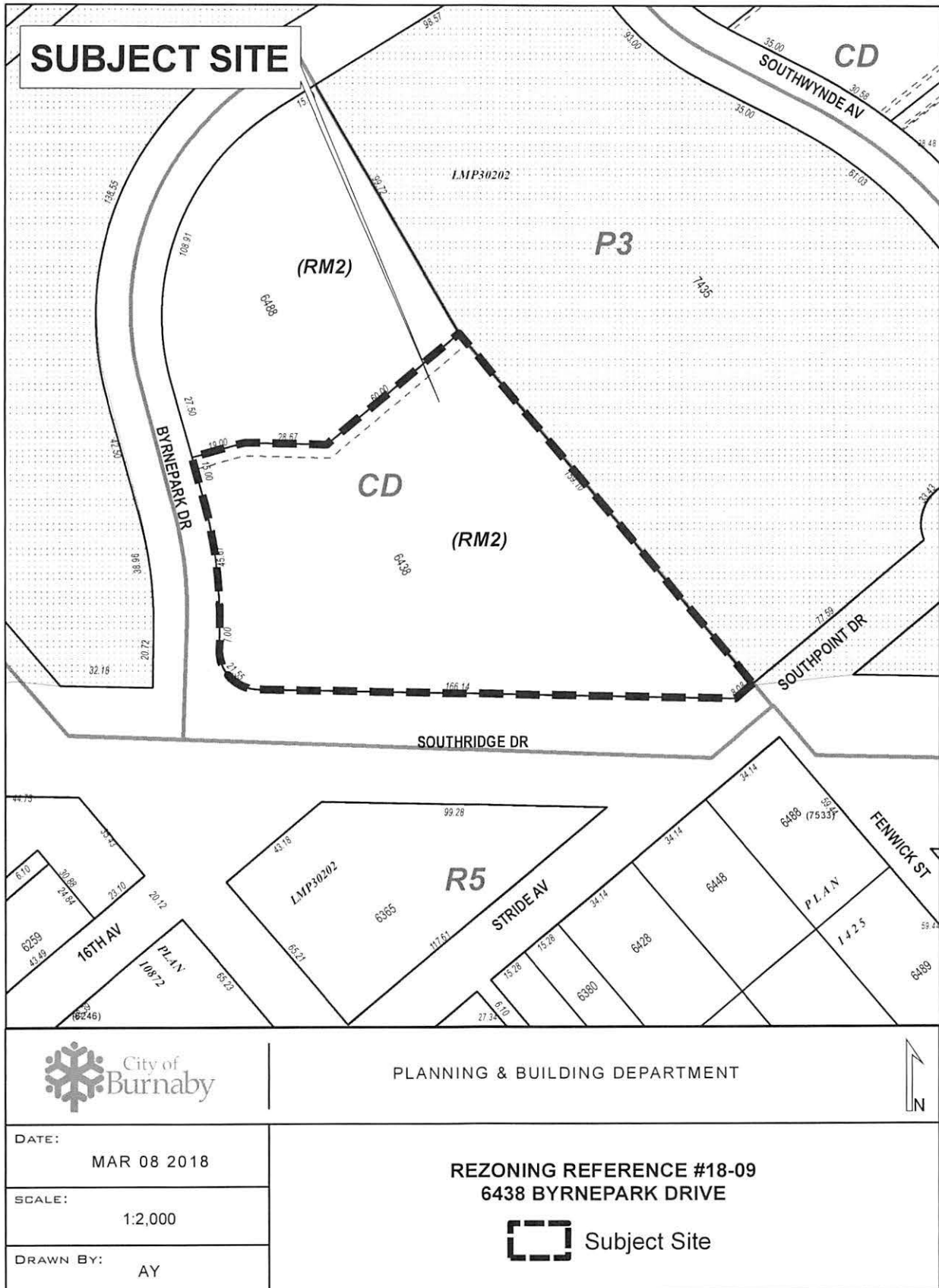
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

DR:eb

Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk





- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

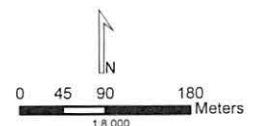
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on March 8, 2018

Sketch #2

February 21, 2018



City of Burnaby
Planning Department
2929 Canada Way
Burnaby, BC V5G 1M2

Attention: Mr. Ed Kozak

Re: Rezoning Application 6438 Byrnepark Drive.

Dear Ed,

We are submitting a rezoning application for the 3.657 acre property that we are purchasing from the City of Burnaby in the Edmonds Town Centre, with a civic address of 6438 Byrnepark Drive. The application is to rezone the property from a CD (RM2) to a site-specific multiple-family residential Comprehensive District (CD) Zone.

We are proposing to build a mix of ground oriented housing, including three to four storey apartments with underground parking, as well as conventional three storey townhomes with enclosed two car garages. The plan of development will address a superior urban design, public realm and architectural standard, as well as address the City's goals and objectives relating to transportation, the environment and social sustainability. Consistent with the Development Guidelines for Southwynde Development sites, we are proposing a base density of up to 0.9 FAR.

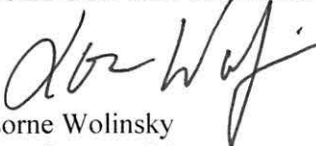
This development will be located directly southwest of Adera's completed "Green" development as well as Polygon's completed "Southpointe" development.

Please find attached the rezoning application form, the current Certificate of Title, Agents Authorization form and the cheque in the amount of \$11,635.00 for the rezoning application fee.

We look forward to your consideration of this preliminary rezoning application and working closely with the City of Burnaby on the design and approvals for this proposed residential development.

Regards,

POLYGON DEVELOPMENT 341 LTD.


Lorne Wolinsky
Development Manager

cc: Demian Rueter, City of Burnaby Community Planning