

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-39 2018 SEPTEMBER 26

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Orr Development Corp.
Attn: Alex Orr
310 – 1847 West Broadway
Vancouver, BC V6J 1Y6
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 32, Group 1, NWD Plan BCP 18154 Except: Part
Subdivided by Air Space Plan BCP 21526 and BCP 35883
- From:** CD Comprehensive Development District (based on RM5 Multiple
Family Residential District, C3 General Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM5
Multiple Family Residential District, C3 General Commercial District,
P6 Regional Institutional District and the Metrotown Downtown Plan as
guidelines)
- 1.3 Address:** 4803 Kingsway
- 1.4 Location:** The subject site is located within the second floor commercial retail
unit on the northeast corner of Kingsway and McMurray Avenue
(Sketch #1 *attached*).
- 1.5 Size:** The subject commercial retail floor space is approximately 2,967.97
m² (31,947 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
the establishment of a college (Alexander College) within the existing
commercial retail unit of a mixed-use development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is within the Centrepont Building, a mixed-use commercial/residential
high-rise development (Rezoning Reference #03-40) that is located at the northeast
corner of Kingsway and McMurray Avenue.

- 2.2 To the north and the east are high-rise apartment buildings. To the west, is mixed-use development consisting of a two-storey commercial podium and a single high-rise apartment building, beyond which are one storey strip commercial buildings. To the south, across Kingsway, is the Metropolis at Metrotown Shopping Centre, and the Sears development site (Rezoning Reference #13-07) which has received Second Reading.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Metro Downtown neighbourhood of the Metrotown Downtown Plan (see *attached* Sketch #2). The adopted Plan identifies the Metro Downtown as the primary centre for business, commercial and employment within the City. It is also intended to be a place of urban activity and excitement – a destination for leisure, employment, retail and entertainment uses that provide high levels of activity both during the day and night. The downtown is also supported by a fully integrated transportation system and a high-quality public realm that will add to the functionality, desirability and enjoyment of the downtown core. The desired built-form within the downtown core area includes signature high-rise residential apartment and office buildings supported by attractive and engaging commercial podiums that frame the public realm. Further, the Metrotown Downtown Plan specifically notes that institutional uses, such as education facilities, would be considered on a site by site basis on any mixed-use site. The subject location on the second floor is considered an ideal adaptable re-use of existing vacant commercial space, as it adds vibrancy and does not detract from street oriented commercial uses.
- 3.2 On 2005 June 20, Council adopted Rezoning Reference #03-40 in order to permit the construction of a mixed-use commercial/high-rise residential development on the two parcels on either side of McMurray Avenue north of Kingsway (Sites A and B) to be linked by a privately-funded publicly-accessible pedestrian overpass of McMurray Avenue.

The subject site, which is located on the second floor of the commercial podium (Site B), was previously occupied by a large-format retail store (Best Buy). The commercial owner is seeking to expand the permitted uses within the subject site to include a college use, based on the P6 Regional Institutional District as a guideline. Rezoning is required for the proposed change of use, given the prevailing CD Comprehensive Development District zoning of the site.

4.0 GENERAL INFORMATION

- 4.1 The intent of the subject rezoning application is to permit the establishment of a college (Alexander College) within the second floor commercial retail unit of a mixed-use development. The proposed college use offers courses in first and second year post-secondary studies and would accommodate up to a maximum of 500 students and 50 staff within 2,967.97 m² (31,947 sq. ft.) of the commercial building. There is no proposed change to the existing commercial and residential density approved under Rezoning

Reference #03-40. Rezoning to the P6 District is required to accommodate the college use. The proposal to include a college at the subject site is generally considered to have merit on the basis that, as a use, it is consistent with the intent of the continued development of Metrotown as a significant mixed-use town centre and that it further enriches the scope of uses within the area.

- 4.2 All requisite services to serve the development site were obtained through Rezoning Reference #03-40. Notwithstanding, the Director Engineering will be requested to provide an estimate for any additional servicing necessary to serve this site.
- 4.3 Any necessary easements and covenants for the site are to be provided.
- 4.4 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan is required.
- 4.5 As no additional floor area is being added as part of this rezoning application the collection of development cost charges does not apply.
- 4.6 The proposed prerequisite conditions to the rezoning will be included in a future report.

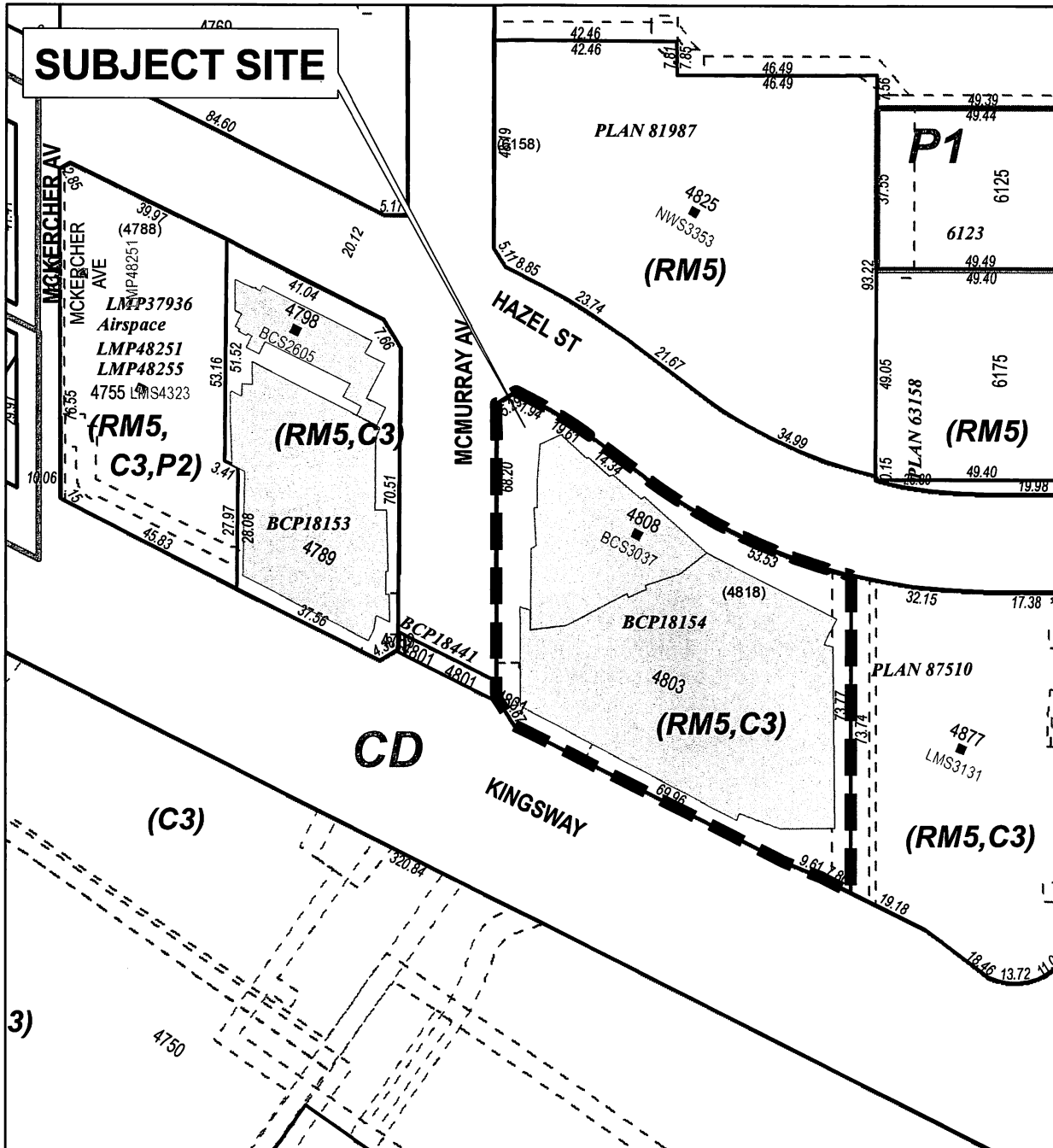
5.0 RECOMMENDATION

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.

KL
Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 20 2018

SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #18-39
4803 KINGSWAY

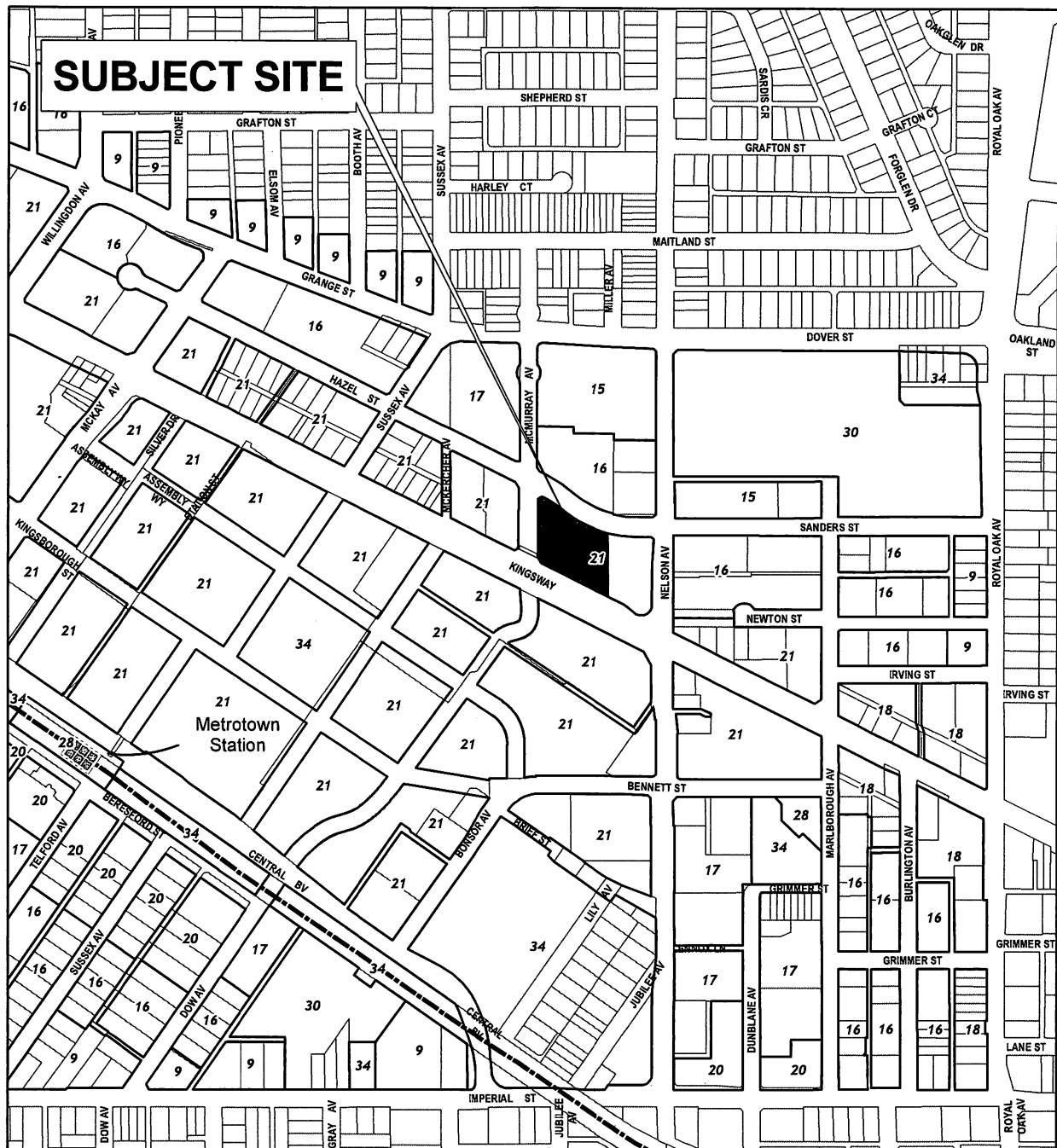


Subject Site



Buildings

Sketch #1



- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

Printed on August 28, 2018

Metrotown Plan



Sketch #2

Orr Development Corp.
#310-1847 West Broadway
Vancouver, BC V6J 1Y6

Tel 604.731.8261
Fax 604.731.3175

info@orrdevelopment.com
orrdevelopment.com



August 20, 2018

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
4803 Kingsway, Burnaby, BC

I, Alex Orr of Orr Development Corp., on behalf of Orr Development (1980) Corp., have submitted this application to rezone 4803 Kingsway from the current CD Comprehensive Development District (based on RM5 and C3) to an Amended CD Comprehensive Development District (based on RM5 Multiple-Family Residential District, C3 Community District, and P6 Community Institutional District as guidelines). The intent of this rezoning application is to undertake a change of use to allow for a college use under the P6 Community Institutional District, all within the existing building and floor area that was previously occupied by a retail store.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely

A handwritten signature in blue ink, appearing to read 'Alex Orr', is written over a horizontal line.

Alex Orr, Project Manager, Director
Orr Development Corp.