

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-05 2019 April 24

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bosa Properties Inc.
#1100 – 838 West Hastings Street
Vancouver, BC V6C 0A6
Attn: Philippe Lew
- 1.2 Subject:** Application for the rezoning of:
Lot 2 District Lot 153 Group 1 New Westminster District Plan LMP40213
- From:** CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4488 Kingsway
- 1.4 Location:** The subject site is located on the south side of Kingsway, between Willingdon Avenue and Kathleen Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is an L-shaped lot with an approximately 41.0 m (134.5 ft.) frontage on Kingsway and 89.0 m (292 ft.) frontage on Willingdon Avenue, and a total area of 4,656.6 m² (50,123 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 construction of a residential sales centre as an interim use.

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby.
 - Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments.
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community.
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property, located at the southwest corner of Kingsway and Willingdon Avenue, is currently used as, and zoned for, a public parking lot (see *attached* Sketch # 1). Immediately adjacent the site, on the southeast corner of Kingsway and Kathleen Avenue, is a gas station with a convenience store and a car wash. To the east of the site, across Willingdon Avenue, is the Crystal Mall development; to the north across Kingsway is a low-rise commercial development; to the west across Kathleen Avenue are mid-rise office buildings; to the south across Kemp Street are low-rise apartments and single-family dwellings.

According to the Council-adopted Metrotown Downtown Plan, the neighbouring properties to the north, east and west are designated high-density mixed-use (utilizing the RM5s and C3 Districts), and the properties to the south are designated high-density residential (utilizing the RM5s District) (see *attached* Sketch # 2).

4.0 BACKGROUND INFORMATION

- 4.1 On 1998 November 23, Council granted final adoption to a rezoning bylaw amendment (REZ# 32/96) for 4444 Kingsway. The purpose of the rezoning was to permit the existing gasoline service station (including a retail store and an automatic car wash) and an interim surface parking lot, and to establish a three phase redevelopment plan for the site in accordance with the 1977 Council-adopted Metrotown Development Plan.

The first phase of the redevelopment plan proposed subdivision of the property into two lots (4488 and 4444 Kingsway), redevelopment of the gasoline service station with a retail store and automatic car wash on 4444 Kingsway, and construction of an interim parking lot on 4488 Kingsway pending future higher density development of the site. Phase 2 and 3 proposed future higher density retail and office redevelopment of both sites. To date, only the first phase has been completed.

- 4.2 On 2017 July 24, Council adopted the Metrotown Downtown Plan which designates 4488 and 4444 Kingsway for high-density mixed-use development using the RM5s and C3 Districts, as guidelines.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone 4488 Kingsway to the CD Comprehensive Development District, utilizing the C3 General Commercial District as a guideline, in order to permit a 597.37 m² (6,430 sq. ft.) residential sales centre as an interim use, prior to the future rezoning of the site in accordance with the Council-adopted Metrotown Downtown Plan. Should Council adopt the proposed rezoning bylaw amendment, the sales centre will be utilized to market residential and mixed-use developments in the Metrotown area.

The proposed rezoning application to construct a residential sales centre as an interim use is considered an improvement to Kingsway and Willingdon Avenue's streetscape by replacing the existing parking lot with an architecturally designed building, and associated landscaped area and public realm. Furthermore, it removes a parking use which does not appear to be required by the general public given its exclusive use for truck storage, thereby enhancing the streetscape in that area.

- 5.2 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve the site.
- 5.3 The granting of any necessary statutory rights-of-way, covenants and easements for the site will be provided.
- 5.4 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 RECOMMENDATION

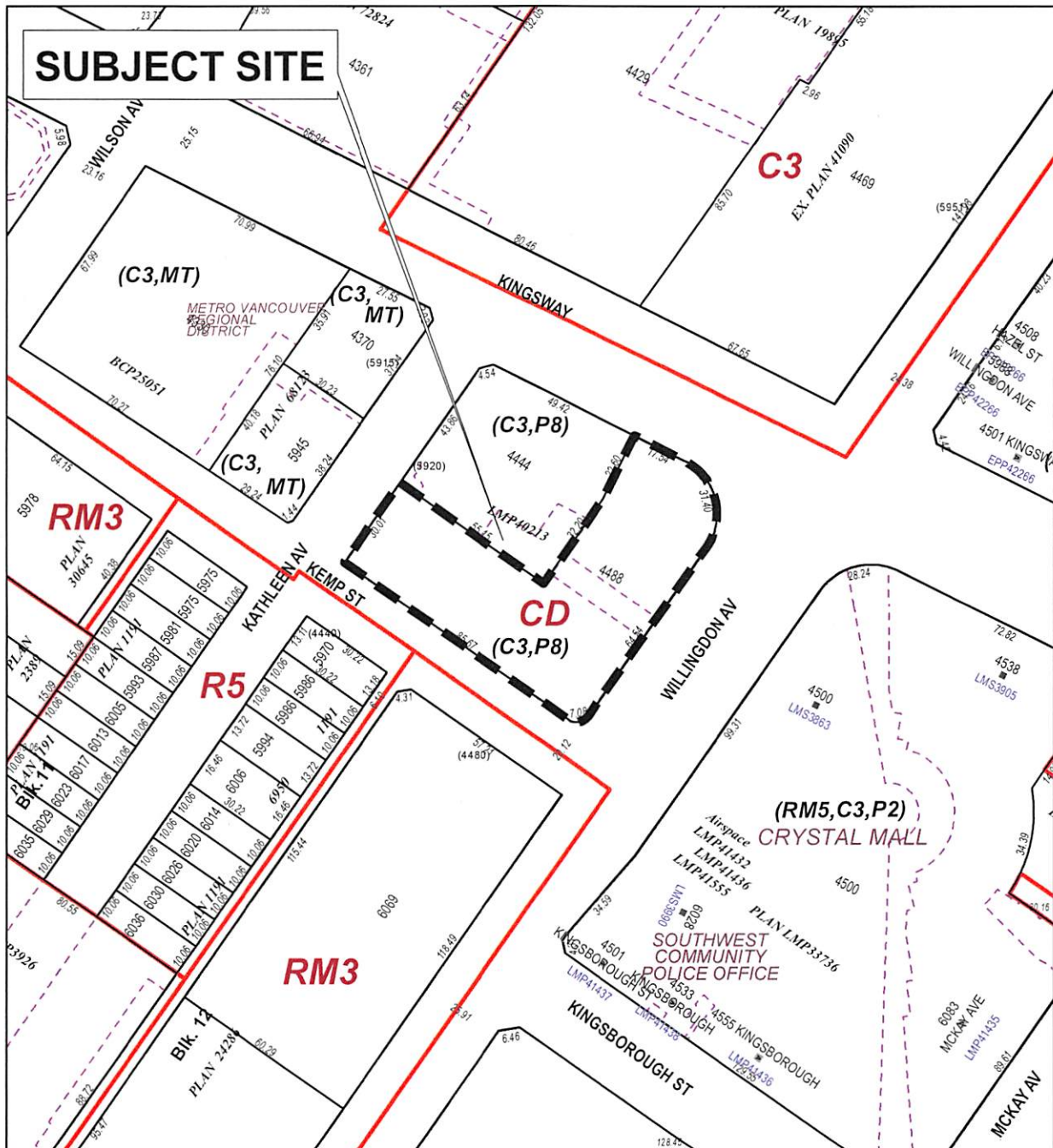
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



PS:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
FEB 25 2019

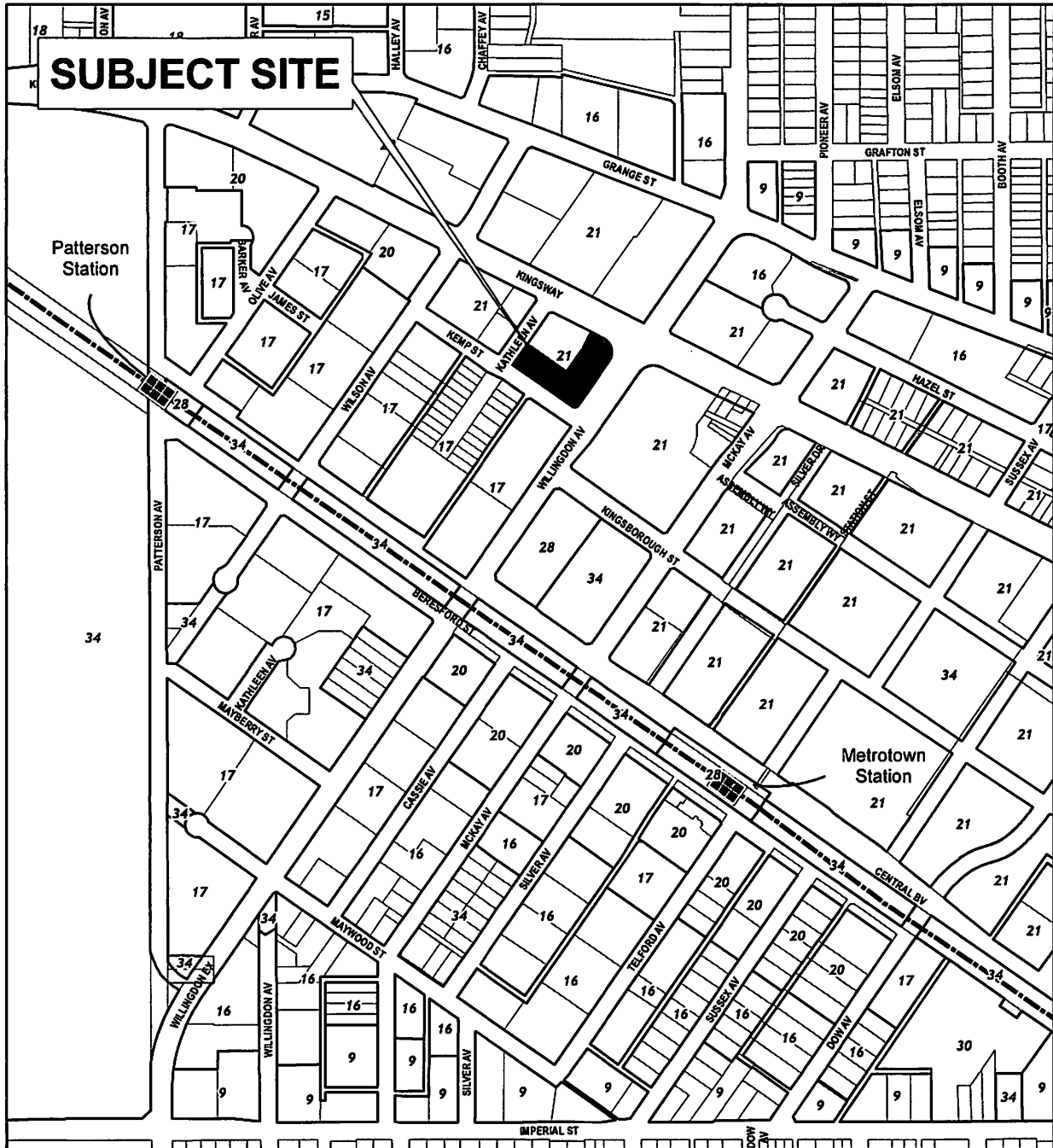
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REZONING REFERENCE #19-05
4488 KINGSWAY

 Subject Site

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)

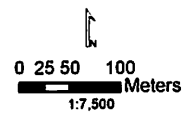
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

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Metrotown Plan



Sketch #2

Philippe Lew, Development Manager
Bosa Properties Inc.
1100 – 838 West Hastings St.
Vancouver, BC, V6C 0A6
Phone: 604-781-7439

February 22, 2019

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

Re: Rezoning Letter of Intent
4488 Kingsway, Burnaby BC

I, Philippe Lew of Bosa Properties Inc., on behalf of Bosa Blue Sky Properties (4488 Kingsway) Inc., have submitted this application to rezone 4488 Kingsway from the current Comprehensive Development (CD) zone to the Amended CD Comprehensive Development District (using the General Commercial District (C3) and Metrotown Development Plan as guidelines). The intent of this rezoning application is to develop a residential sales centre until rezoning of the site proceeds for redevelopment in line with the Council-adopted Metrotown Downtown Plan.

As part of our rezoning application, the following documents have been included:

- Certificate of Title for 4488 Kingsway and adjacent site at 4444 Kingsway
- All relevant covenants/easements/right of ways in addition to a covenant in favour of City of Burnaby
- Application for Rezoning
- Agent Authorization Form
- Site Profile and Release Letter from the Ministry of Environment
- Site Plan
- Building Floor Plan
- Building Elevations
- Landscape Plan
- Site Survey



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 black ink, appearing to read "Philippe Lew", written over a horizontal line.

Philippe Lew, Development Manager
Bosa Properties Inc.