

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-07 2019 April 24

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Screo I Metrotown Inc.
#200 – 121 King Street West
Toronto, ON M5H 3T9
Attn: Georgia Brook
- 1.2 Subject:** Application for the rezoning of:
Parcel A District Lot 153 Group 1 NWD Plan BCP25051 and Lot 2
District Lot 153 Group 1 NWD Plan 68123
- From:** CD Comprehensive Development District (based on C3 General Commercial District)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District)
- 1.3 Address:** 4330 Kingsway and 5945 Kathleen Avenue
- 1.4 Location:** The subject site is located within the block bound by Wilson Avenue, Kingsway, Kemp Street, and Kathleen Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Kingsway of approximately 70.99 m (232.91 ft.), a frontage on Kathleen Avenue of approximately 38.24 m (125.46 ft.), and a combined site area of approximately 6,265.06 m² (67,436.55 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 renovations to the existing commercial development.

2.0 POLICY FRAMEWORK

The advancement of the subject 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.

- **An Inclusive Community**
 - Create a sense of community – provide opportunities that encourage and welcome all community members and create a sense of belonging.
- **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.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, located within the block bound by Wilson Avenue, Kingsway, Kemp Street, and Kathleen Avenue (see *attached* Sketch #1) is comprised of two properties, each of which are improved with an office building with ground floor retail and underground parking. The 17-storey office building at 4330 Kingsway (Phase I of the Metrotown Place development) was developed in 1983 under Rezoning Reference #163/81, and the 10-storey office building at 5945 Kathleen Avenue (Phase III of Metrotown Place) was developed in 1987 under Rezoning Reference #86/83A. Vehicular access to the site is provided from Kemp Street and Kathleen Avenue.

Immediately adjacent the subject site, on the southwest corner of Kingsway and Kathleen Avenue at 4370 Kingsway (Phase II of Metrotown Place), is a two-storey commercial building which is not part of the subject rezoning application. To the north of the subject properties across Kingsway is the Old Orchard commercial shopping centre and a two-storey commercial development, to the east across Kathleen Avenue is a gas station, to the south across Kemp Street is multiple-family and single-family housing, and to the west across Wilson Avenue are mixed-use developments fronting Kingsway.

4.0 BACKGROUND INFORMATION

The subject site is located within the Metro Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The subject properties at 4330 Kingsway and 5945 Kathleen Avenue were rezoned in the 1980s to the CD Comprehensive Development District, using the C3 General Commercial District as a guideline. The existing office buildings were occupied by Metro Vancouver until 2017, when they relocated to Metrotower III on Central Boulevard. The Council-adopted Metrotown Downtown Plan designates the subject site, as well as 4370 Kingsway, for high-density mixed-used development, using the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines.

It should be noted that other potential applicants have made numerous unsuccessful attempts to assemble the remaining property at 4370 Kingsway to develop the consolidated site in accordance with the Council-adopted plan. As such, the subject site has been acquired for continued use under the C3 General Commercial District as a guideline.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject site to the amended CD Comprehensive Development District, using the C3 General Commercial District as a guideline, in order to permit the renovation of the existing commercial buildings on the site, including but not limited to potential re-cladding and alterations to the site's public realm and landscaping. The proposed rezoning is considered supportable as the retention of the existing office floor area and the jobs that it accommodates is an objective of the Metrotown Downtown Plan. It is also considered supportable given the applicant has indicated a desire to create an enhanced street presence, which may include increased retail floor area closer to Kingsway, and given the opportunity for the development to extend the site's Town Centre road standards.

Regardless of this rezoning application, in the long term, future development of the block, if it were to include 4370 Kingsway, could proceed in line with the block's high-density mixed-used development designation in the Metrotown Downtown Plan. Under the current application proposal as a purely commercial development, there are minimal impacts as a result of not including 4370 Kingsway, as the use of the relevant properties would remain the same. However, legal arrangements regarding required parking and access to parking for 4370 Kingsway would need to be maintained.

- 5.2 The Director Engineering will be requested to provide an estimate for all services necessary to service the site.
- 5.3 Required dedications or statutory right-of-way for road widening to accommodate sidewalk, rain garden, and cycle track improvements will be determined by detailed geometric.
- 5.4 The granting of any necessary statutory rights-of-way, easements, and covenants for the site will be provided.
- 5.5 A complete outline of all proposed prerequisite 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.

6.0 RECOMMENDATION

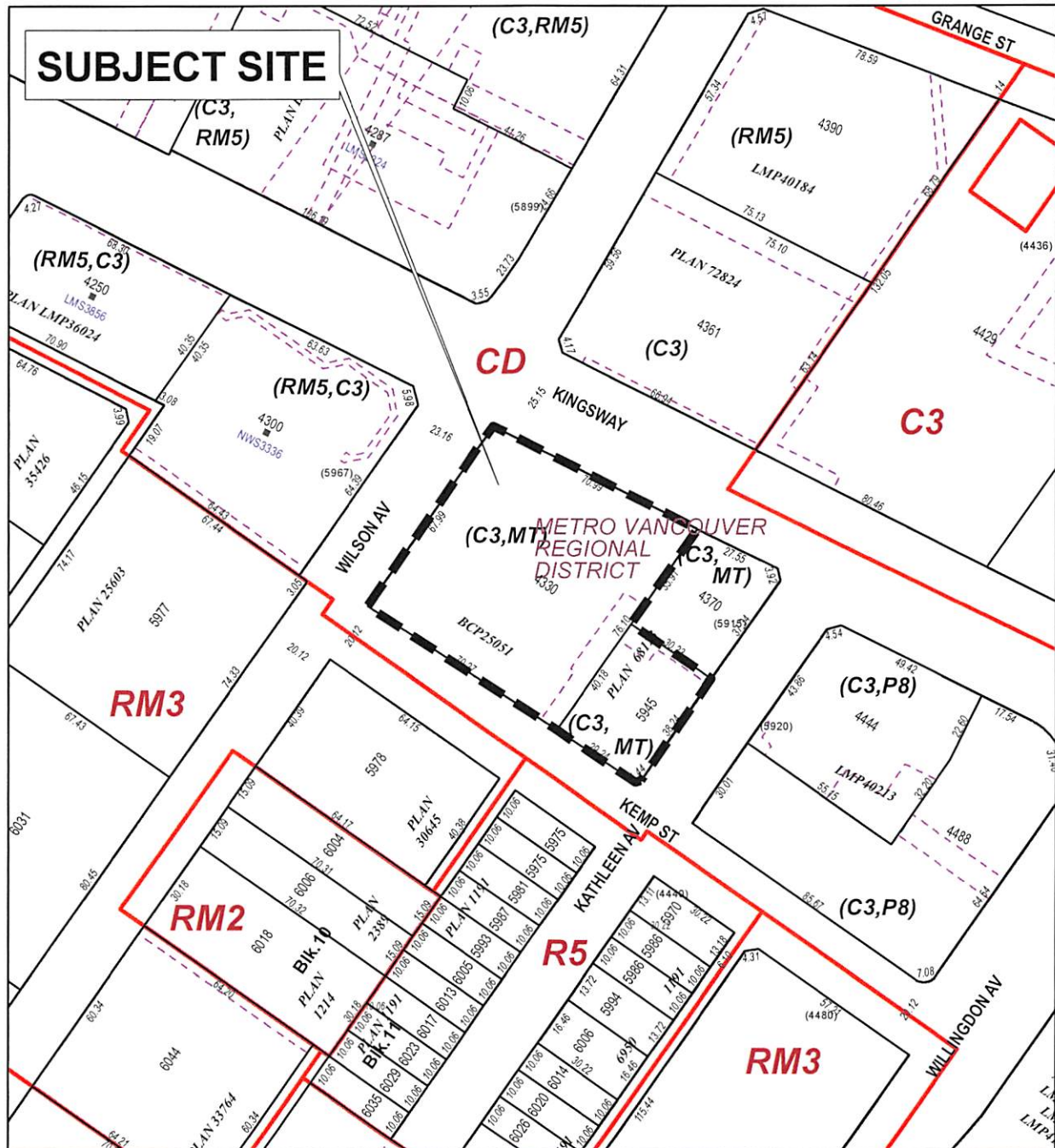
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 11, 2019

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #19-07
4330 KINGSWAY AND 5945 KATHLEEN AVENUE

 Subject Site

Sketch #1



SLATE

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March 13, 2019

City of Burnaby
c/o Planning & Building Department
4949 Canada Way
Burnaby, British Columbia
V5G 1M2

Dear Sirs/Mesdames:

Re: 4330 Kingsway and 5945 Kathleen Avenue (the "Lands") – Rezoning Application – Letter of Intent

We write with respect to our application to have the Lands rezoned to permit the future operation of two commercial/office buildings (the "Project").

The Lands are currently zoned CD C3. On February 5th, the applicant was informed by Burnaby City Planning Staff that a Basic Rezoning application would be required to permit the renovation (including but not limited to a potential re-clad of the exterior of the building) and public realm and landscape work before the Project can commence. Through the Basic Rezoning application, the Lands would remain zoned as CD C3.

There are two existing office buildings with retail at grade operating on the Lands and we intend to operate our Project in essentially the same manner. If acceptable to City Council, we would look to improve the buildings through extensive renovation, but keep the buildings in place, and continue their operation as office buildings with ancillary commercial.

Yours truly,

SCREO I METROTOWN INC.

Per: 

(Georgia Brook)