



Item.....
Meeting ..... 2019 May 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2019 May 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-05**  
**Temporary Residential Sales Centre**

**ADDRESS:** 4488 Kingsway

**LEGAL:** 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, and in accordance with the development plan entitled "Bosa Residential Sales Centre" prepared by Leckie Studio Architecture + Design Inc.)

**APPLICANT:** Bosa Properties Inc.  
#1100 – 838 West Hastings Street  
Vancouver, BC V6C 0A6  
Attn: Philippe Lew

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 June 25.

---

### RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 June 10 and to a Public Hearing on 2019 June 25 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #19-05  
2019 May 22.....Page 2

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The retention of identified existing trees (and vegetation) on the site. If trees are identified for future removal, a tree survey and arborist's report would be required. Any trees over 20 cm (8 inches) will require a tree removal permit in accordance with the Council-adopted Tree Bylaw.
- d) The granting of any necessary easements, covenants, and/or statutory rights-of-way deemed requisite.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- g) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- h) The submission of a Site Profile and resolution of any arising requirements.
- i) Compliance with the guidelines for surface parking for commercial patrons.
- j) The submission of a detailed comprehensive sign plan.
- k) The deposit of the applicable Metrotown Public Open Space Charge.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable Regional Transportation DCC.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the 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 BACKGROUND

- 3.1 The subject property, located at the southwest corner of Kingsway and Willingdon Avenue (see *attached* Sketch # 1), is currently used as, and zoned for, a public parking lot. 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.
- 3.2 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 Multiple Family Residential District, and C3 General Commercial District as guidelines), and the properties to the south are designated high-density residential (utilizing the RM5s District as a guideline) (see *attached* Sketch # 2).
- 3.3 On 1998 November 23, Council granted final adoption to a rezoning bylaw amendment (Rezoning Reference# 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.

- 3.4 On 2019 April 24, Council received the report of the Planning and Building Department concerning the subject rezoning, and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The applicant is requesting to rezone 4488 Kingsway to the CD Comprehensive Development District, utilizing the C3 District as a guideline, in order to permit a 597.37 m<sup>2</sup> (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. The subject property is designated for high density mixed use (utilizing the RM5s and C3 Districts as guidelines) in the 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.
- 4.2 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 current use for truck storage, thereby enhancing the streetscape in that area.
- 4.3 Currently there are two vehicular accesses to the site, one off of Willingdon Avenue, and the other off of Kathleen Avenue. The sales centre is proposed to be oriented toward Willingdon Avenue, with access taken from Kathleen Avenue.
- 4.4 Due to the temporary nature of the proposed sales centre, and designation of the property for high-density mixed-use in the Metrotown Downtown Plan, a Section 219 Covenant and a letter of credit are required to ensure that the building will be removed within 10 years from the Final Adoption of this rezoning application.

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #19-05  
2019 May 22..... Page 5

- 4.5 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve the site.

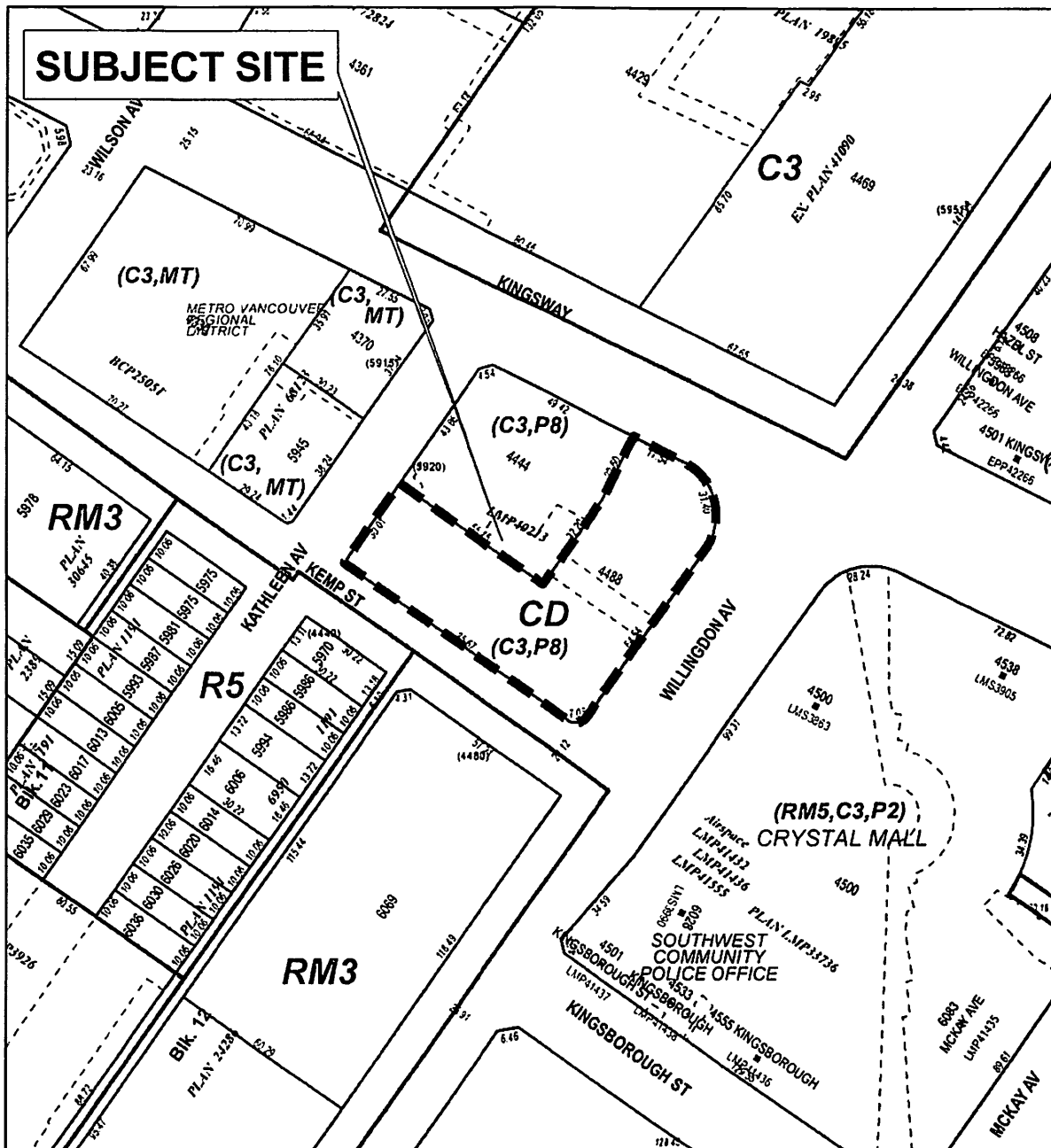
## 5.0 DEVELOPMENT PROPOSAL

5.1	<u>Site Area (no change)</u>	-	4,656.58 m <sup>2</sup> (50,123 sq. ft.)
5.2	<u>Floor Area</u>	-	597.37 m <sup>2</sup> (6,430 sq. ft.)
5.3	<u>Floor Area Ratio</u>	-	0.13 FAR
5.4	<u>Building Height</u>	-	1 storey (6.10 m (20 ft.))
5.5	<u>Parking</u>	<u>Required</u> 13	<u>Provided</u> 26
5.6	<u>Loading</u>	1	1
5.7	<u>Bicycle Parking</u>	2	4

  
E. W. Kozak, Director  
PLANNING AND BUILDING

PS:rh  
*Attachments*

cc: City Solicitor  
City Clerk




PLANNING & BUILDING DEPARTMENT

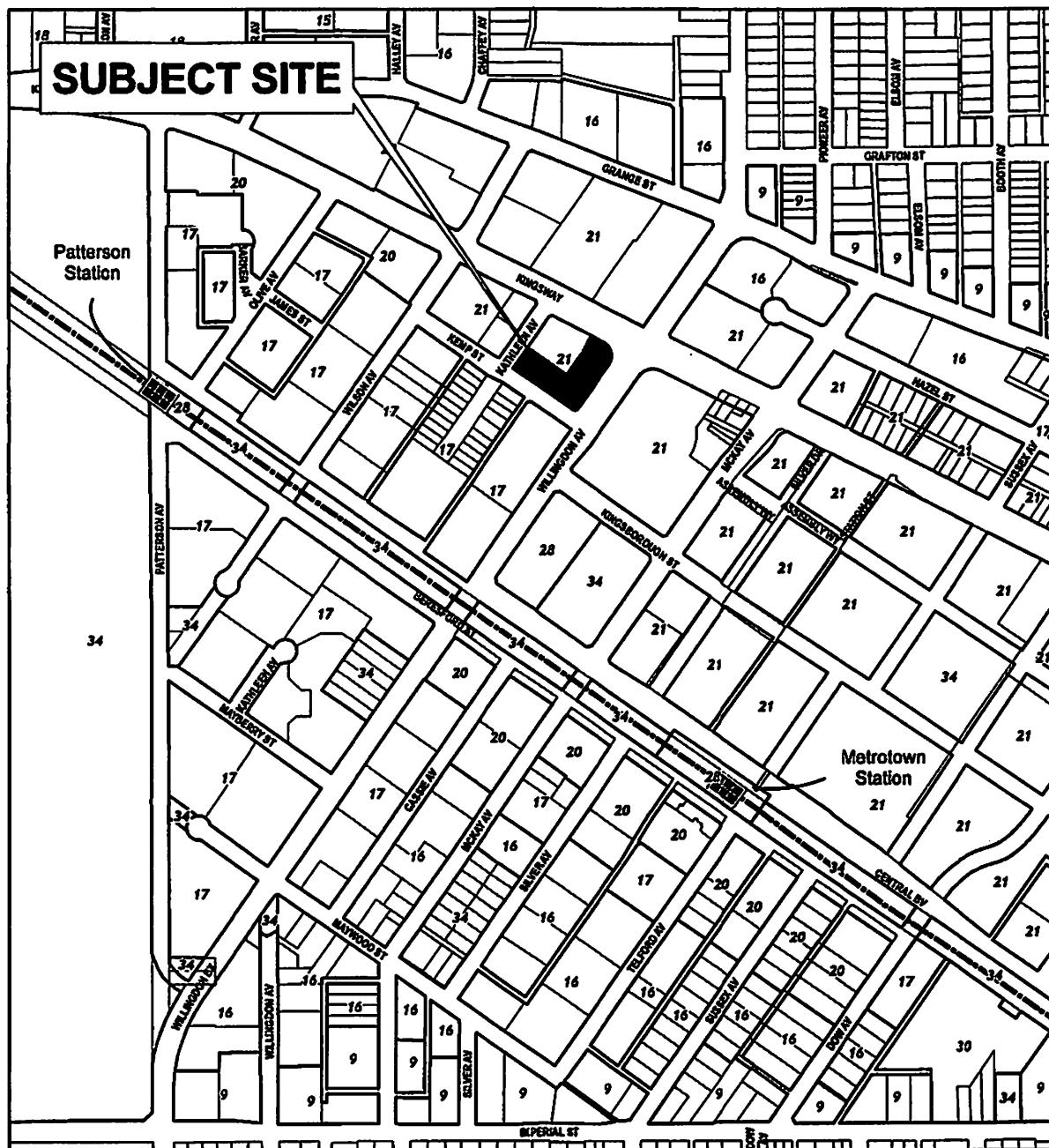


DATE:	FEB 25 2019
SCALE:	1:2,000
DRAWN BY:	AY

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)

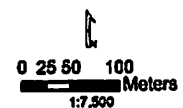
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on February 25, 2019

## Metrotown Plan



Sketch #2