

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #18-30
2019 JUNE 05

ITEM #14

1.0 GENERAL INFORMATION

- 1.1 Applicant:** W.P.J. McCarthy and Company Ltd.
700 – 4980 Kingsway
Burnaby, BC V5H 4K7
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 152, Group 1, NWD Plan 74906, Parcel “J” (Explanatory Plan 15978), DLs 32 and 152, Group 1, NWD, Lot 12, DL 152, Group 1, NWD Plan 11715, Lot 1, DL 152, Group 1, NWD Plan 86209
- From:** CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Downtown Plan as guidelines) and P8 Parking District
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4900/40 Kingsway and 6446/50 Nelson Avenue
- 1.4 Location:** The subject site encompasses the block bound by Kingsway, Nelson Avenue, Bennett Street and Marlborough Avenue (Sketch #1 *attached*)
- 1.5 Size:** The site is irregular in shape with an area of approximately 1.56 hectares (3.85 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 a master plan and set of design guidelines for a multi-phased high-density mixed-use development. No specific development approvals are being sought in conjunction with the proposed rezoning bylaw amendment.

2.0 POLICY FRAMEWORK

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

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **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

- 3.1 The site is comprised of four individual parcels, and is occupied with a number of retail and medical/office buildings, collectively known as the Plaza 5000 complex, as well as surface and underground parking to serve the existing uses. The existing buildings on the site range from one to eight storeys, and were constructed between 1958 and 1970.
- 3.2 To the west of the site, across Nelson Avenue is the Metropolis at Metrotown site, Sears Metrotown site, as well as a three-storey medical office building. It is noted that both the Sears Metrotown and Metropolis at Metrotown sites are also undergoing master plan processes, with the Sears site including a detailed phase one of development that has achieved Third Reading (Rezoning Reference #13-07). To the north, across Kingsway, are older single storey commercial/retail developments designated for high-density mixed use development in the Metrotown Downtown Plan. To the south, across Bennet Street, are older low-rise multiple-family developments, including 4960 Bennet Street which is proposed for redevelopment under Rezoning Reference #16-13, as well as the Burnaby No.3 Fire Station. To the west, across Marlborough Avenue, are older two-storey commercial and multiple-family developments.

4.0 BACKGROUND INFORMATION

- 4.1 The subject development site is within the Metro Downtown Neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The adopted Plan designates the subject development site for high-density mixed-use residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family

Residential District, RM5r Multiple Family Residential District, and C3 General Commercial Districts as a guideline. The subject site is specifically mentioned in the Plan as a gateway site into the Metro Downtown Neighbourhood, and hence, the Metrotown Downtown Plan area in general. The redevelopment of this larger site is intended to work to incorporate a finer-grained network of pedestrian connections, plazas, squares, parks and open spaces to transform the current suburban shopping and office form into a more vibrant, pedestrian and transit-oriented mixed use development with diverse housing, employment, service and recreational opportunities.

The development would be advanced in multiple phases through the preparation of a master plan, with individual phases advanced through subsequent site specific rezoning applications. As such, no specific development is being sought in connection with the subject application

The desired development form for the site would consist of a number of a mix of high-rise and mid-rise residential strata, rental, and office buildings with a strong retail presence at grade. A signature tower at the corner of Nelson and Kingsway will be encouraged. Off-street parking for the subject development is to be provided primarily underground with a limited number of surface convenience parking spaces where appropriate.

- 4.2 Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location within the Metro Downtown area, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site. A parking ratio for commercial parking will be determined based on a parking study provided as part of the master plan.
- 4.3 In line with Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, the applicant has been made aware of the inclusionary requirement for 20% of the total number of proposed strata units in the development as rental housing. In order to achieve this requirement, the inclusion of the RM5r District is proposed (Stream 2 – Inclusionary Rental). The details of the rental component of the master plan, its phasing, and the level of affordability, will be included in a future Public Hearing Report.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject development site from Comprehensive Development District (C3 General Commercial District) and P8 Parking District to Comprehensive Development District, utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the

preparation of a master plan and detailed design guidelines for a multi-phased mixed use development with underground parking.

- 5.2 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, up to 1.6 FAR of potential density bonusing would apply to the site under the RM5s District. The Realty and Lands division of the Public Safety and Community Services Department will be requested to provide a per square foot buildable value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.
- 5.3 Where further levels of affordability are pursued in accordance with the adopted Rental Use Zoning Implementation Framework, a density offset of up to 1.1 FAR may be pursued, subject to Council approval.
- 5.4 The submission of an Engineering Master Plan is required to determine the necessary services to be provided with each phase of development. Although servicing will be obtained as part of each site specific rezoning application, servicing for the site may include, but not limited to:
- construction of Kingsway to its six lane town-centre Primary Arterial standard with a central median and separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Nelson Avenue to its Town Centre Primary Collector standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Bennett Street to a custom Local Collector standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Marlborough Avenue to its Town Centre Local Road standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting; and,
 - storm, sanitary sewer and water main upgrades as required.
- 5.5 The applicant is required to provide detailed road geometrics for all of the bounding streets to determine the required road dedication. The extent of road dedications would be noted in a future report to Council prior to Public Hearing.
- 5.6 The development of the site will involve approximately 252.5 m² (2,718 sq.ft.) of City lane right-of-way (subject to detailed survey), which is intended to be closed and consolidated with the development site. A road closure application will be required in conjunction with a future site specific rezoning application.
- 5.7 Submission of a Master Traffic and Transportation study for the site will be required.
- 5.8 Submission of a Master Stormwater Management Plan is required.

- 5.9 Submission of a Green Building Strategy for the site is required.
- 5.10 Submission of a Master Comprehensive Sign Plan is required.
- 5.11 Submission of a Transportation Demand Management strategy is required.
- 5.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.13 Submission of a Site Profile and resolution of any arising conditions is required.
- 5.14 Submission of a Construction Management Plan is required.
- 5.15 Submission of a Master Solid Waste and Recycling Plan is required.
- 5.16 Submission of a Master Residential and Commercial Loading Plan is required.
- 5.17 Submission of a District Energy Pre-Feasibility Study is required.
- 5.18 Submission of a Master Fire Truck Access Plan is required.
- 5.19 The proposed prerequisite conditions to the rezoning will be included in a future report.

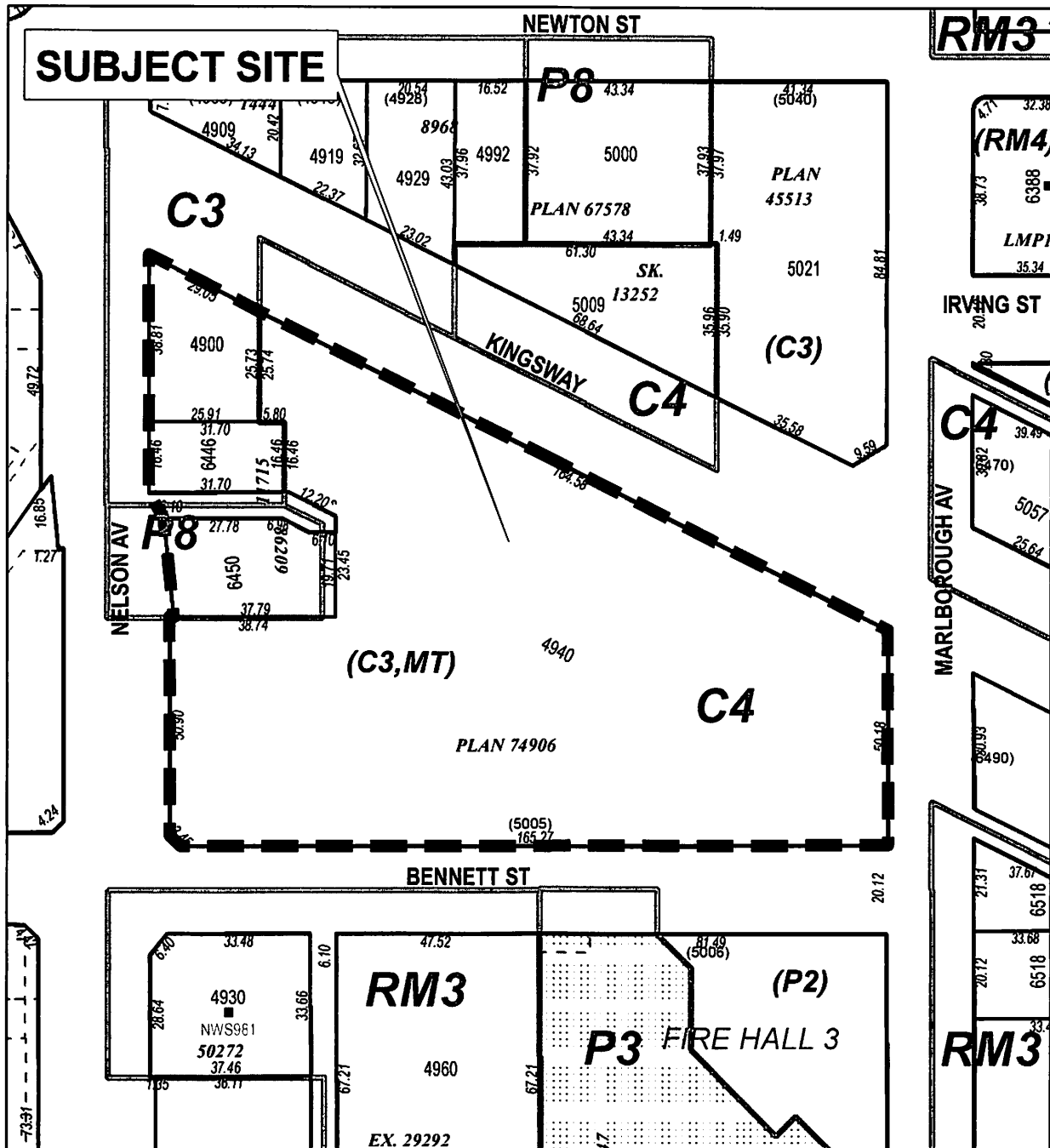
6.0 RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 5.6 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned lane right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 5.6 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **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.



Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

DATE:

JUN 26 2018

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #18-30
4940 AND 4900 KINGSWAY
6446 AND 6450 NELSON AVENUE



Subject Site

Sketch #1

W.P.J. McCARTHY AND COMPANY LTD.
PROPERTY MANAGERS AND DEVELOPERS
REAL ESTATE AGENTS AND CONSULTANTS

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WILLIAM P.J. McCARTHY
A.A., B.A., B.G.S., B.Th., M.A., MAIS, CPM, FRI, C.I.O., RPA, FRICS, RI, ICD.D, Q.Arb., CCIM, CRE

June 20, 2018
BY HAND

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

ATTENTION: ED KOZAK, DEPUTY DIRECTOR PLANNING & BUILDING and
JOHANNES SCHUMANN, SENIOR CURRENT PLANNER

Dear Sirs

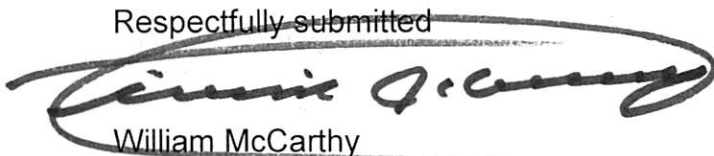
RE: **Application for Rezoning: 5000 Kingsway Plaza**

We are pleased to submit to my home City of Burnaby the attached Application for Rezoning for the rezoning of the 5000 Kingsway Plaza. The completed application is attached. Please note that in addition to myself, we have also authorized our consulting architects, Dialog, to act as our agents throughout our rezoning process and going forward. From our end, it will either be myself and/or my son John who is authorized to talk directly with your department. We have also attached email communication between your office and that of Dialog with regards to the prescribed fees to accompany the Rezoning Application.

In accordance with the City's calculations, we have affixed a cheque from our 5000 Kingsway Ltd. payable to the City of Burnaby in the amount of \$211,021.

We look forward to proceeding with our application and with our redevelopment on a very timely basis. We also look forward to working with you both, your department, and the City as we redevelop this iconic and strategic property. We thank you for all your courtesy to date, which are duly noted and appreciated.

Respectfully submitted



William McCarthy

WM/m

cc: Dialog

Owen Bird (solicitor for 5000 Kingsway Ltd. and the McCarthy Group)