

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-28 2019 SEPTEMBER 11

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Squarenine Griffiths Development
413 Alberta Street
New Westminster, BC V3L 3J6
Attn: Manish Sharma
- 1.2 Subject:** Application for the rezoning of:
Lot 101 District Lot 96 Group 1 New Westminster District Plan 52251
- From:** M5 Light Industrial District and M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3s and RM3r Multiple Family Residential District)
- 1.3 Address:** 7465 Griffiths Drive
- 1.4 Location:** The subject site is located on the northwest corner of Griffiths Drive and Prenter Drive. (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 2,990.5 m² (32,189 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 construction of a multiple-family development with both a strata and rental component.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Edmonds Town Centre Plan. It also 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

The subject site is located within the Edmonds Town Centre Plan area at the northwest corner of Griffiths Drive and Prenter Drive (see *attached* Sketches #1 and #2) and is occupied by a two-storey light-industrial building. Vehicular access is provided from Prenter Drive. To the north is a low-rise multiple-family development. To the west is the Sample's Pathway Park, with a townhouse development beyond. To the south, across Prenter Drive, are vacant properties owned by BC Hydro which are designated as open-space in the Edmonds Town Centre Plan. To the east, across Griffiths Drive, is the Power House Park.

4.0 GENERAL INFORMATION

- 4.1 The subject development site is within Sub-Area 3 of the Edmonds Town Centre Plan area. The adopted Plan designates the subject development site for medium-density mixed-use development under the CD Comprehensive Development District, utilizing the RM3s Multiple Family Residential District as a guideline.
- 4.2 The applicant is requesting to rezone the subject development site from the M5 Light Industrial District and M2 General Industrial District to the Comprehensive Development District (utilizing the RM3s Multiple Family Residential District, RM3r Multiple Family and Edmonds Town Centre Plan as guidelines). The purpose of this rezoning is to permit the development of a multiple-family development consisting of one rental building and one strata building.
- 4.3 In accordance with the CD (RM3s) District, the applicant would achieve a maximum market residential density of 1.5 FAR, inclusive of the available 0.4 FAR amenity bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a per sq.ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.

Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 – Inclusionary Rental is applicable to the subject rezoning application. The applicant has expressed a commitment to provide 100% of the required rental units at affordable rates (80% of CMHC market average), in accordance with the rental use zoning policy, in order to help meet the City's housing affordability objectives and to access the 0.55 FAR offset density available under the RM3s District.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 3.15 FAR, which includes 1.5 FAR (RM3s), 1.1 FAR (RM3r), and 0.55 FAR (offset), subject to Council approval.

Under the adopted policy, the RMr density that is surplus to the housing obligation is at the discretion of Council. If granted, the units derived from this density would have their rents tied to Residential Tenancy Act maximum available increases, including following a change in tenancy. This arrangement would be secured through a Section 219 Covenant or other legal mechanism. Finally, it is noted that the subject site is appropriately sized and designated under the Edmonds Town Centre Plan to accommodate the total cumulative densities being proposed and is therefore supported by staff.

- 4.4 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including, but not limited to:
- construction of Griffiths Drive to its Town Centre Primary Arterial standard with a central median and separated sidewalks, cycle tracks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Rumble Street to its Town Centre Collector standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting
 - construction of Prenter Drive to its Town Centre Local standard with separated sidewalks, two-way cycle track on the north side, street trees, enhanced boulevards, and street and pedestrian lighting; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.5 The application proposes the closure of a redundant portion of the Griffiths Drive right-of-way, which measures approximately 1,293 m² (13,918 sq.ft.) and its consolidation into the development site (see Sketch #1 *attached*). A highway closure bylaw will be required in conjunction with this rezoning. A further report will be submitted to Council for approval regarding advancement of the highway closure bylaw, and the value of the closure area, prior to Third Reading.
- A detailed road geometric will be provided prior to Public Hearing. The extent of road closure and dedication areas would be noted in a future report to Council prior to Public Hearing.
- 4.6 Due to the site's location on Griffiths Drive, a noise study will be required to ensure compliance with Council-adopted sound criteria.
- 4.7 A Housing Agreement would be required to regulate affordability measures and rental rates for the affordable rental component of the development.
- 4.8 The submission of a comprehensive Stormwater Management Plan is required.
- 4.9 The submission of a Green Building Strategy for the site is required.

- 4.10 The submission of a Transportation Demand Management strategy is required.
- 4.11 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.12 The submission of a Site Profile and resolution of any arising conditions is required.
- 4.13 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 4.14 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review.
- 4.15 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.16 Parkland Acquisition, School Site Acquisition, Regional Transportation Development Cost Charge and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS:

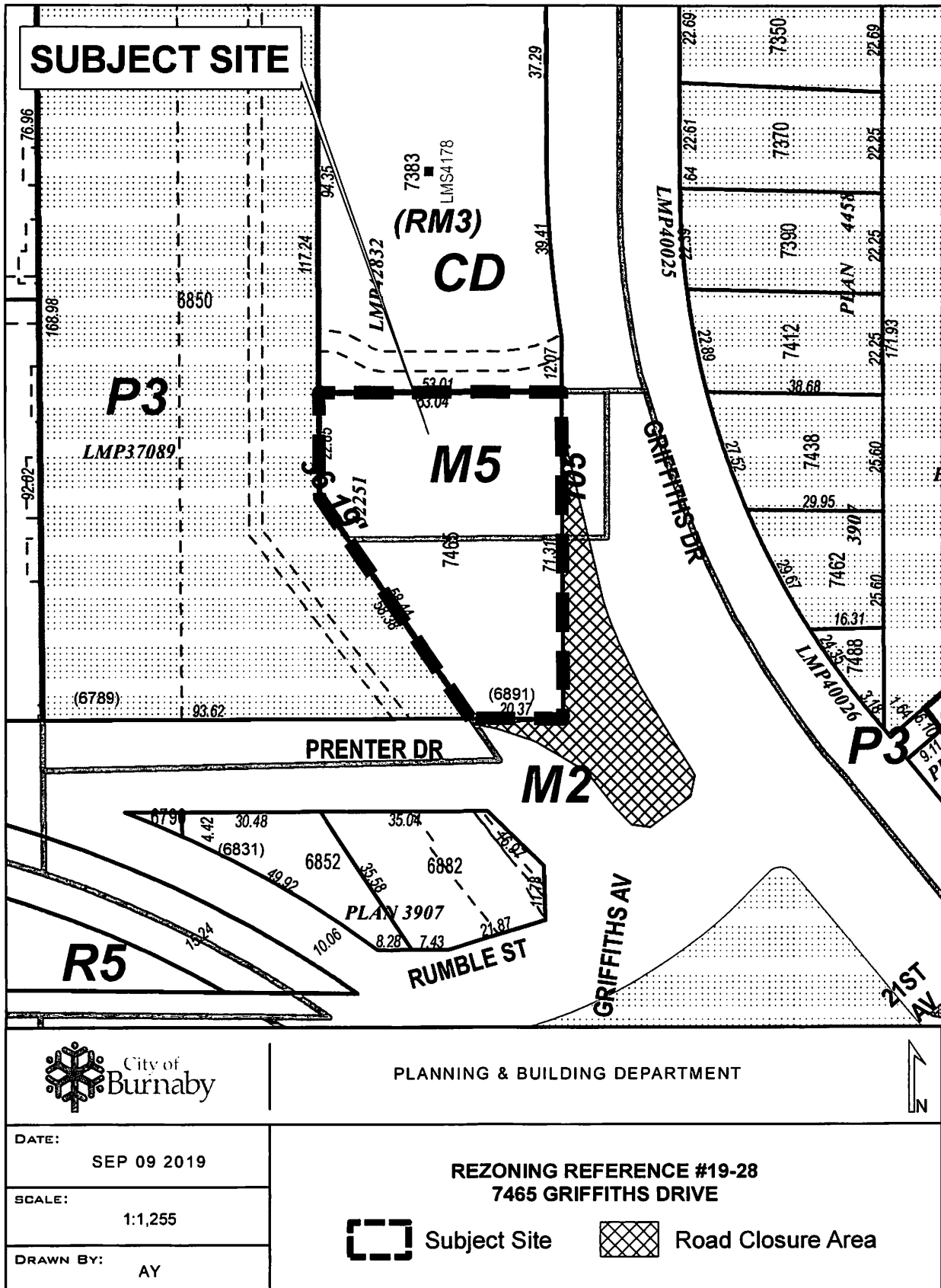
1. **THAT** the sale of City-owned road right-of-way for inclusion within the subject development site, in accordance with the terms outlined in Section 4.5 of this report, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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



DR:rh

Attachments

cc: City Solicitor
City Clerk





- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

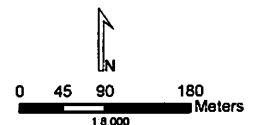
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Squarenine Griffiths Development Ltd.

Unit 407-4538 Kingsway, Burnaby BC V5H4T9

May 21, 2019

City of Burnaby
4949 Canada Way
Burnaby BC. V5G 1M2

Attention: Demian Reuter

Letter of Intent to Rezone

Address: 7465 Griffiths

PID: 002-237-687

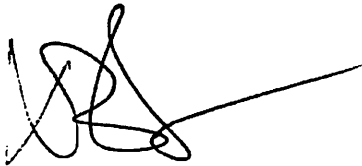
Legal: PLAN 52251, LT 101, DL 96, LD 36, Group 1, 3392-6891

We are proposing a rezoning from M-5 to RM-3 for the above-mentioned property. The OCP indicates RM-3 density FAR 1.5 (1.1 plus .4 bonus) and 20% of additional number of rental units .

The lot area is 32,190 sqft.

We look forward to working with the city to deliver this project.

Sincerely

A handwritten signature in black ink, appearing to be 'Manish Sharma', with a long horizontal stroke extending to the right.

Manish Sharma