

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-30 2019 SEPTEMBER 11

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bosa Development
1300 – 2025 Willingdon Ave
Burnaby, BC V5C 0J3
Attn: Maria Wood
- 1.2 Subject:** Application for the rezoning of:
Lot B Except: Part on Plan LMP49418, District Lot 119 Group 1
New Westminster District Plan LMP45761
- From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)
- 1.3 Address:** 1901 Rosser Ave and 4399 Lougheed Hwy
- 1.4 Location:** The subject site is located on the north side of Lougheed Highway, between Rosser Avenue and Madison Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 14,000.00 m²
- 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 all commercial uses as outlined in the C3 General Commercial District.

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

- 3.1 A rezoning application has been received for 1901 Rosser Ave and 4399 Lougheed Hwy. The subject site is located within the Brentwood Town Centre Development Plan (see *attached* Sketches #1 and #2). Located between Lougheed Highway and Buchanan Street and between Rosser and Madison Avenues, the subject site is occupied by the existing Madison Centre, a high-density mixed-use commercial/residential development. To the north of the site is a residential building over a retail podium, developed as a part of the same rezoning as the Madison Centre (Rezoning Reference #97-49), and an older industrial building and auto dealership, with Halifax Street and multi-family residential beyond. To the east, across Rosser Avenue, is a high density mixed use development with an office building and residential building over a retail podium (Rezoning Reference #05-41) and a high density seniors residential development (Rezoning Reference #00-08). To the south, in the middle of the Lougheed Highway, is the Millennium SkyTrain Guideway, with multi-family residential beyond, and to the west, across Madison Avenue, are older auto oriented commercial retail buildings.

4.0 BACKGROUND INFORMATION

- 4.1 The Brentwood Town Centre Development Plan, adopted by Council in 1996, designated the subject site, located in the northwest quadrant of the primary core, for Commercial development under the CD Comprehensive Development District (utilizing the C3 General Commercial District as guidelines) and noted the potential for some sites to redevelop into major office or residential development. Subsequently, through Rezoning Reference #97-49 the subject site was redeveloped as a high density mixed use site with specific uses or tenants identified on the CD Plan for certain retail units within the development, including a retail bank at the corner of Rosser Avenue and Lougheed

Highway. The specific uses noted on the CD Plan restrict the ability for these commercial spaces to be re-tenanted by alternative commercial uses.

- 4.2 Bosa Development has submitted the subject application to modify the existing CD Plan to permit a broad range of retail tenants and uses consistent with C3 General Commercial District by removing references to site specific uses such as “Bank” and tenants such as “Winners” and “Save-On-Foods”. The proposal would allow tenancies to change as community retail needs evolved and allow the existing development to compliment new and evolving development in the Brentwood Town Centre. It is noted that Gilmore Place to the southwest and Brentwood Mall to the east, do not have specific uses or tenants identified within their CD Plans, which permits them to respond to market demand for retail space and evolve to serve community needs, in accordance with uses permitted within the C3 General Commercial District.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District, and Brentwood Town Centre Development Plan as guidelines) in order to permit general commercial uses for those portions of the CD Plan that are designated commercial. No changes are proposed for the residential or open space (park) component of the development plan.
- 5.2 Primary servicing for the subject site has been provided through Subdivision Reference #99-03; however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 5.3 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 5.4 The proposed prerequisite conditions to the 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.



IW:rh

Attachments

cc: City Solicitor
City Clerk



BOSA
DEVELOPMENT

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June 7, 2019

City of Burnaby
4949 Canada Way,
Burnaby, B.C.,
V5G 1M2

Attention: Burnaby Planning & Building Department

RE: Letter of Intent for Rezoning 1901 Rosser Avenue and 4399 Lougheed Highway

We are applying for a rezoning amendment to change the designated use in the current zoning as documented on city record. See related specifics below.

Unit 106 1901 Rosser Avenue from "BANK" to "CRU"
Unit 109 1899 Rosser Avenue from "RESTAURANT" to "CRU"
Unit 100 1899 Rosser Avenue from "WINNERS" to "CRU"
4399 Lougheed Highway from "SAVE-ON-FOODS" to "CRU"

Should you require any further information please do not hesitate to contact the writer.

Yours truly,

Bosa Development
On behalf of 367115 BC LTD

Maria Wood
Director of Property Management
Canada/USA
Email MWood@thinkbosa.com