

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #19-46 2019 OCTOBER 23

#### ITEM #11

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** 6511 Sussex Heights Development Ltd.  
#700 – 4211 Kingsway  
Burnaby, BC V5H 1Z6  
Attn: Bonnie Leung
- 1.2 Subject:** Application for the rezoning of:  
Lot 2 District Lot 153 Group 1 New Westminster District Plan  
EPP86315
- From:** CD Comprehensive Development District (based on RM5s and RM4  
Multiple Family Residential District, C2 Community Commercial  
District)
- To:** Amended CD Comprehensive Development District (based on RM5s  
Multiple Family Residential District, C2 Community Commercial  
District, C3 General Commercial District)
- 1.3 Address:** 6505 Sussex Avenue
- 1.4 Location:** The subject site is located on the southwest corner of Beresford Street  
and Sussex Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of 3,024.40 m<sup>2</sup>  
(35,554 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 replace  
the currently approved office portion of the development for hotel  
use, increase commercial density to support hotel use, and to adjust  
the residential unit count from 327 to 332 units.

#### 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the intent of the site's land use designation under the Council-adopted Metrotown Downtown Plan. The proposed development also 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, associations, 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**

- Enhance City workforce diversity - Support a diversified City workforce by identifying barriers and implementing proactive strategies.
- 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 subject site, located at 6505 Sussex Avenue, was recently rezoned to permit development of a 48 storey high-rise mixed-use development comprised of a 38 storey strata apartment building atop a 10 storey office/commercial component, with retail at grade (Rezoning Reference #16-42). The site is currently under construction.
- 3.2 To the north of the subject site is a City-owned parcel to be dedicated as part of the Beresford Street road right-of-way, with the Metrotown SkyTrain Station and Expo SkyTrain guideway beyond. To the east across Sussex Avenue are older low-rise rental apartment buildings. To the southeast are older low-rise apartment buildings that are the subject of a rezoning application (Rezoning Reference #18-20) in line with the Metrotown Downtown Plan and Rental Use Zoning Policy and Initial Implementation Framework. To the south is a 14 storey non-market housing development, currently under construction, that was approved with the subject site under Rezoning Reference #16-42, with low-rise rental apartment buildings beyond. To the west of the lane are older low-rise apartment buildings.

**4.0 BACKGROUND INFORMATION**

- 4.1 The subject site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The Maywood neighbourhood is intended to be the residential “heart” of Metrotown, with opportunities for people to live, gather, socialize, and celebrate. The adopted Plan designates the subject site for high-density mixed-use development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District and C2 Community Commercial District as guidelines.

- 4.2 On 2018 October 29, Council granted Final Adoption to Rezoning Reference #16-42 to rezone the subject site to the CD Comprehensive Development District (based on RM5s and RM4 Multiple Family Residential District, C2 Community Commercial District) to permit the development of a 48 storey high-rise mixed-use building fronting Beresford Street comprised of a 38 storey strata apartment building atop a 10 storey office and retail component, and a 14 storey non-market rental apartment building to the south on a separate subdivided lot (6551 Sussex Avenue).

## **5.0 GENERAL INFORMATION**

- 5.1 The applicant is requesting to rezone the subject site from the CD Comprehensive Development District (based on RM5s and RM4 Multiple Family Residential District, C2 Community Commercial District) to the Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, C3 General Commercial District). Specifically, the applicant is proposing to utilize the previously approved 10 storey office and retail component for hotel and restaurant purposes, and to add five hotel floors to the development. The commercial floor area of the development is proposed to increase from 6,895 m<sup>2</sup> (74,215 sq.ft.) to approximately 11,613 m<sup>2</sup> (125,000 sq.ft.). Finally, the applicant is proposing to reconfigure the residential units on the top three levels of the tower (sub-penthouse and penthouse levels), resulting in smaller units and a modest increase in the residential unit count from 327 to 332 but no change to the previously approved 5.0 FAR density under the RM5s District is indicated.

In order to accommodate the proposed hotel use and the additional commercial density, the addition of the C3 General Commercial District to the Comprehensive Development District zoning is required, as the C2 District does not permit hotel use and the requested commercial floor area exceeds that permitted under the C2 District. An amendment to the Comprehensive Development Plan is also required in order to accommodate the five new hotel floors within the tower portion of the development, increase the overall height of the building, and capture the reconfiguration of residential units at the top levels.

- 5.2 Overall, the proposed rezoning request is considered supportable. The Metrotown Downtown Plan notes that hospitality amenities and services, such as hotels, are supported in the downtown to encourage people to visit and to do business. As well, hotels will play a role in the success of a future Metrotown Performance and Event Centre that is envisioned for the downtown. The requested increase in commercial density is necessary to help ensure a viable and successful hotel operation. The additional commercial floor area will be accommodated within the tower component of the development, with the existing podium height maintained to frame the public realm at a human scale. It should be noted that permitted C3 uses will be required to be limited to hotel use only. All required parking for the overall development is expected to be accommodated within the previously approved parkade, and it is expected that the overall form and character of the development will reflect what was previously approved under Rezoning Reference #16-42.

As the proposed rezoning amendment does not affect the residential density approved on the subject site, the City's Rental Use Zoning Policy and Initial Implementation Framework will not apply to this application. It should be noted that the RM4 District is intended to be removed from the subject site, but will be retained on the non-market housing development at 6551 Sussex Avenue, which is not proposed to change.

It is recommended that staff be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

- 5.2 All services necessary to serve the site have been obtained through Rezoning Reference #16-42.
- 5.3 A previous road dedication of approximately 10.06 m (33 ft.) was required along Beresford Street to enable the construction of the Beresford Street Art Walk to its final standard. At that time, the dedication was taken as a City-owned lot and the density transferred to the remainder site. It is required as a condition of this rezoning application that the City lot be dedicated as part of the Beresford Street Road Right-of-way, with all legal, survey and Land Title Office requirements being borne by the applicant.
- 5.4 Any necessary easements, covenants and rights-of-way for the site are to be provided, including a Section 219 Covenant restricting C3 uses to hotel use only and ensuring commercial floor space within the tower component of the development be utilized for hotel purposes only.
- 5.5 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 5.6 The Parkland Acquisition, School Site Acquisition, GVS & DD Sewerage, and Regional Transportation Cost Charges are applicable to this application.
- 5.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

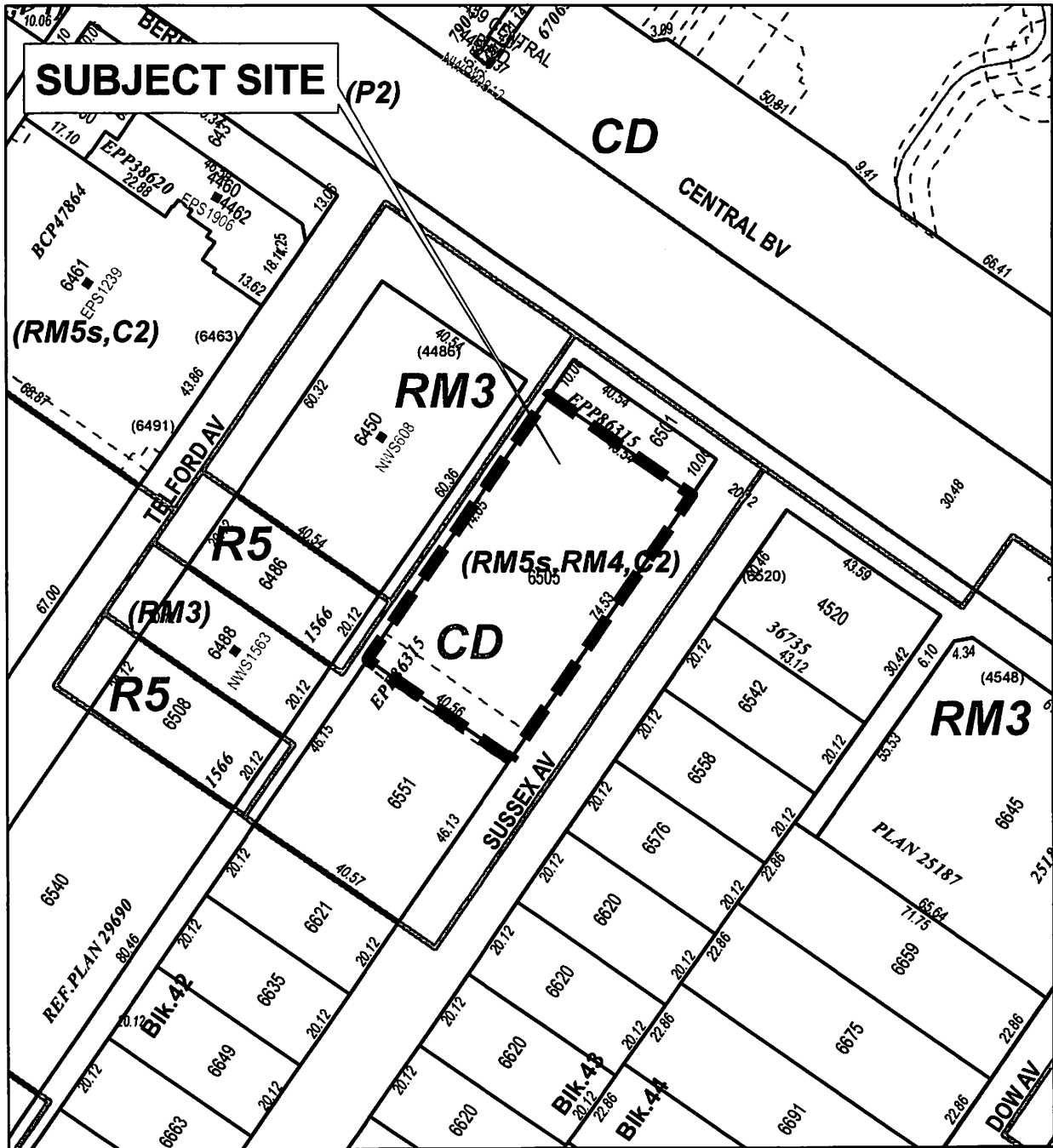
## 6.0 RECOMMENDATION

**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.



JBS/KH:  
*Attachments*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 05 2019

SCALE:

1:1,500

DRAWN BY:

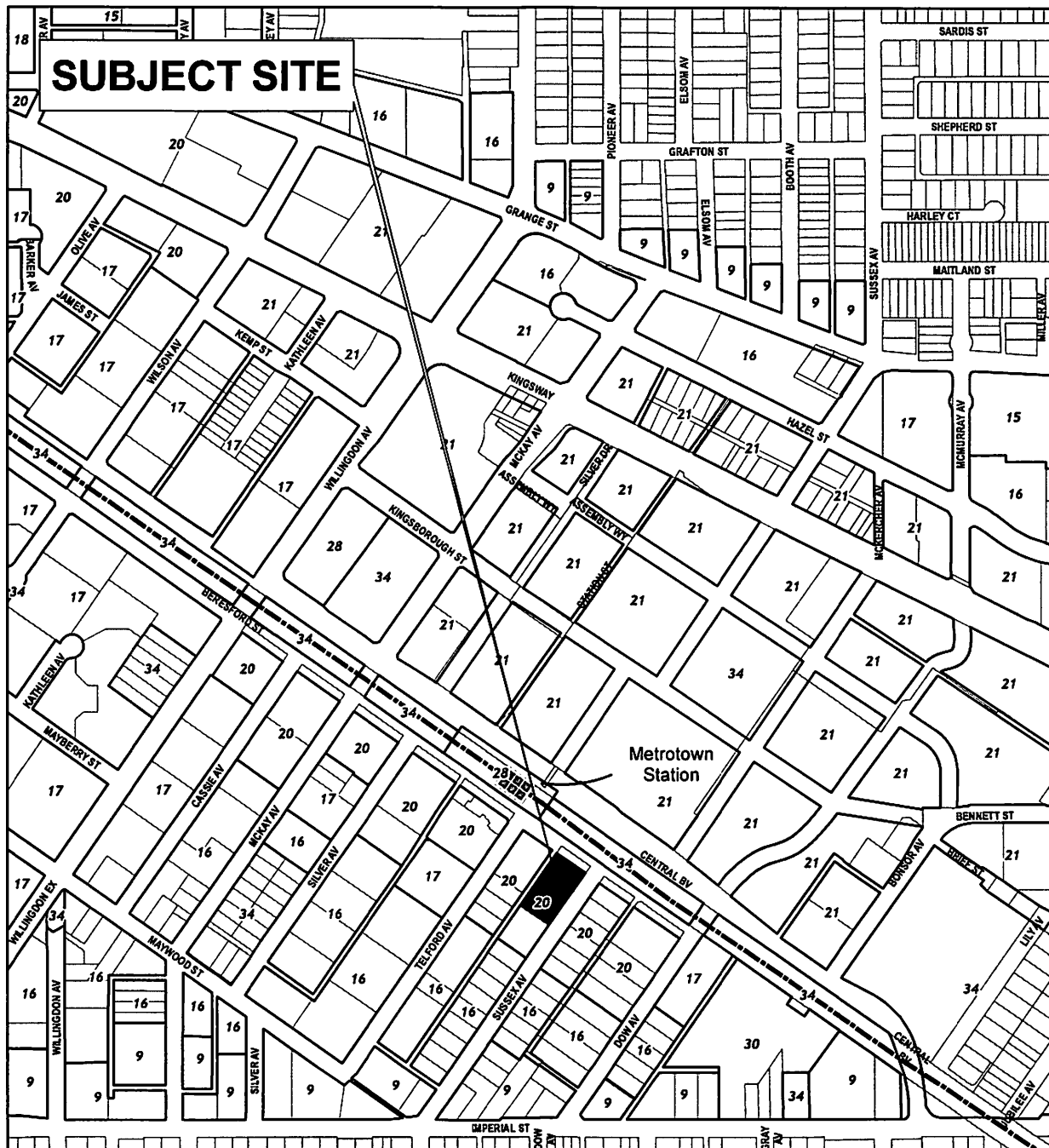
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REZONING REFERENCE #19-46  
6505 SUSSEX AVENUE



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

## Metrotown Plan

Printed on September 5, 2019

Sketch #2

October 22, 2019

Bonnie Leung  
Vice President  
6511 Sussex Heights Development Ltd.  
700-4211 Kingsway  
Burnaby, BC V5H 1Z6

Ed Kozak, Deputy Director Planning  
City of Burnaby  
Planning Department  
4949 Canada Way,  
Burnaby BC V5G 1M2

**Re: Rezoning Letter of Intent**  
6505 Sussex Avenue, Burnaby, B.C  
(6511 Sussex, 4490, 4496, 4498 Beresford Street)

Dear Mr. Kozak,

Please be advised that 6511 Sussex Heights Development Ltd. has submitted this application to rezone 6505 Sussex Avenue (6511 Sussex, 4490, 4496, 4498 Beresford Street) from the current CD (RM5s, RM4, & C2) to CD (RM5s, RM4, & C3) zone to allow for hotel use. The intent of this rezoning application is to replace the current office portion of the development for hotel use and to increase the density for commercial from the current 1.3 FAR to 2.15 FAR. This additional commercial floor area will be accommodated in five additional floors to the tower portion. We are also looking to increase the residential unit count from 327 to 332 within the current residential FAR. The additional 5 suites will consolidate with the larger suites on the top 3 levels of the building.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application.

Sincerely,

  
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**Bonnie Leung**  
Vice President  
6511 Sussex Heights Development Ltd.