

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #19-47  
2019 NOVEMBER 27

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beta View Homes Ltd.  
#700 – 4211 Kingsway  
Burnaby, BC V5H 1Z6  
Attn: Bonnie Leung
- 1.2 Subject:** Application for the rezoning of:  
Lot 2, District Lot 124, EPP67029
- From:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District)
- 1.3 Address:** 2381 Beta Avenue
- 1.4 Location:** The subject site is located on the west side of Beta Avenue, south of Dawson Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 61.91 m (203.1 ft.), a depth of 117.5 m (385.5 ft.), and a total area of 6,966.3 m<sup>2</sup> (74,985 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 revise the previously approved development concept for the site allowing additional units as well as revisions to the parkade.

#### 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Brentwood 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 comprised of one lot, which is currently occupied by an older industrial building. The existing building has been utilized as a sales centre for the three phased development approved under Rezoning Reference #15-31. To the north, are two residential towers, which are currently under construction and nearing completion, approved under Rezoning Reference #15-31. To the east, across Beta Avenue, is the Woodlands Site (Rezoning Reference #13-20). To the west, are older industrial buildings and a residential tower, which is currently under construction (Rezoning Reference #15-30). To the south is a future portion of Alaska Avenue, with the BNSF Railway beyond.

### **4.0 GENERAL INFORMATION**

- 4.1 The subject site is located within the Brentwood Town Centre Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as a guideline).
- 4.2 The subject site was rezoned as a part of Rezoning Reference #15-31, which permitted three residential high-rises as well as townhouses at-grade. The original site for Rezoning Reference #15-31 has since been subdivided with the northern portion at 2311 Beta Avenue accommodating two residential towers with townhomes at grade. The subject portion of the site was intended to provide the third residential tower with townhouses fronting both an internal driveway as well as Alaska Avenue to the south.
- 4.3 The applicant has applied for a rezoning in order to redesign the tower and podium elements in order to convert the approved townhouses facing the future Alaska Street to low-rise apartment units. The proposed change will result in an increase to the total number of units for the site.

- 4.4 As the subject site has already been serviced under Rezoning Reference #15-31, no further servicing is required.
- 4.5 As the proposed rezoning is to permit relatively minor changes to the previously approved development concept, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.
- 4.6 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

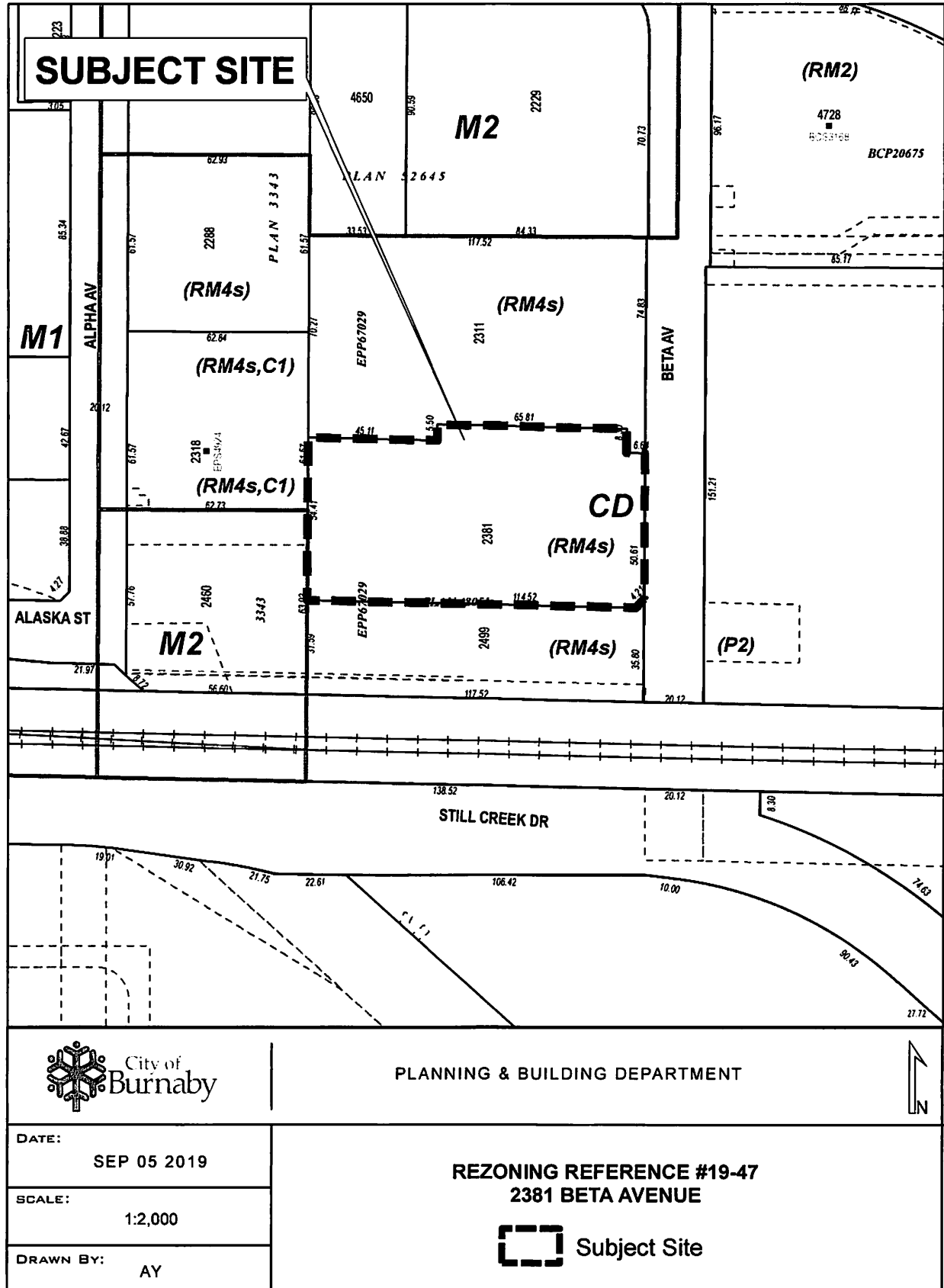
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

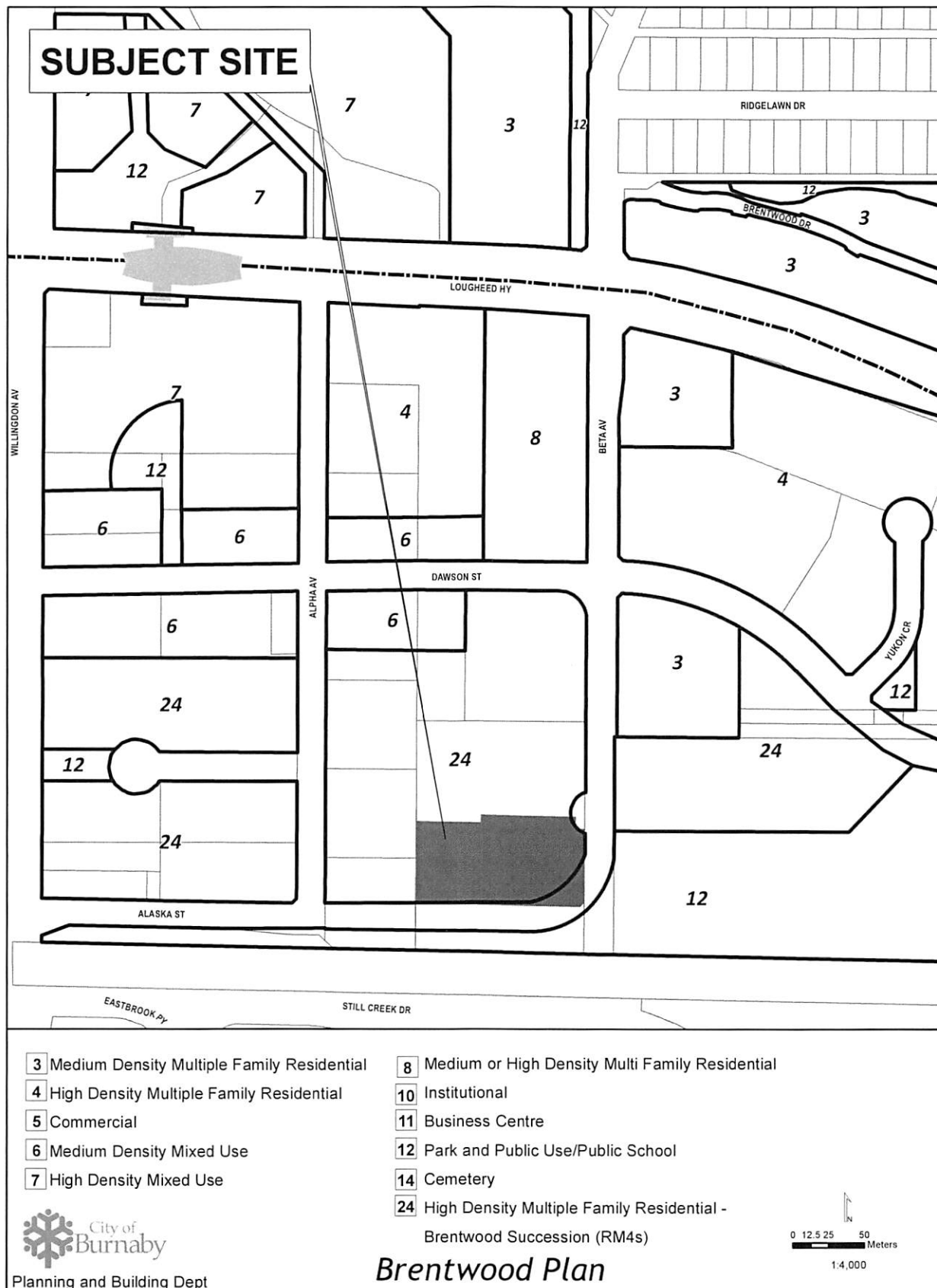


DR:rh

### *Attachments*

cc: City Solicitor  
City Clerk





August 28nd, 2019

Bonnie Leung  
Vice President  
Beta View Homes 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

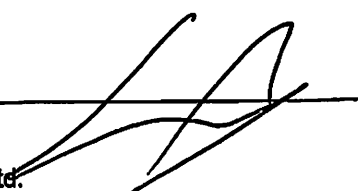
Re:     **Rezoning Letter of Intent**  
          2381 Beta Avenue, Burnaby, B.C

Dear Mr. Kozak,

Please be advised that Beta View Homes Ltd. has submitted this application to rezone 2381 Beta Avenue (Tower 3 Phase 2) with the current RM4s (3.6 FAR) to allow for an increase in unit count from 293 residential units to 331 residential units. The intent of this rezoning application is maintain the current FAR allocation but to revise the residential unit count statistics to allow for additional suites and respective parking. All additional parking will remain below grade and will be at a minimum of 1 parking stall per suite.

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  
Beta View Homes Ltd.