

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-53
2019 NOVEMBER 27

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Wanson Group
8872 Hudson Street
Vancouver, BC V6P 4N2
Attention: Tom Miller
- 1.2 Subject:** Application for the rezoning of:
Lot A (By147876e), DL 94, Group 1, NWD Plan 2723, and Lot 1, DL 94,
Group 1, NWD Plan 2723
- From:** M4 Special Industrial District
- To:** CD Comprehensive Development District (based on C9 Urban Village
Commercial District and RM3r Multiple Family Residential District)
- 1.3 Address:** 6660 and 6692 Royal Oak Avenue
- 1.4 Location:** The subject site is located on the northeast corner of Royal Oak Avenue
and Lane Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 60.35 m
(198 ft.), a depth of approximately 40.45 m (133 ft.), and an area of
approximately 2,441.23 m² (26,277 sq. ft.) (subject to legal survey).
- 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
construction of a mixed-use commercial and residential development.

2.0 POLICY FRAMEWORK

The subject rezoning proposal is in line with the mixed-use designation of the Council-adopted Royal Oak Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the northeast corner of Royal Oak Avenue and Lane Street (see *attached Sketch #1*), and is comprised of two properties zoned M4 Special Industrial District. Vehicular access to the site is currently provided from Royal Oak Avenue, Lane Street, and a rear lane. The site currently accommodates two automotive repair businesses. Immediately to the north of the site is a two-storey commercial building, while to the east across a lane, is a four-storey mixed-use development, and a two-storey commercial building. To the west across Royal Oak Avenue is an area comprised of low-rise multiple-family development, while to the south across Lane Street, is an area of light industrial development.

4.0 BACKGROUND INFORMATION

The subject site, located within the Council-adopted Royal Oak Community Plan area (see *attached Sketch #2*), is intended to form a three lot consolidation including the property to the north at 6632 Royal Oak Avenue, for rezoning to the CD Comprehensive Development District utilizing the C9 Urban Village Commercial District and RM3r Multiple Family Residential District as guidelines.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject site from the C4 Service Commercial District to the Comprehensive Development District utilizing the C9 Urban Village Commercial District, RM3r Multiple Family Residential District, and Royal Oak Community Plan as guidelines. The purpose of this rezoning application is to permit the construction of a maximum six-storey mixed-use and mixed-tenure development.
- 5.2 The applicant has made efforts to include the adjacent property at 6632 Royal Oak Avenue for inclusion in the desired three lot consolidation, but has indicated that the owner is not interested in selling at this time. Confirmation of the applicant's acquisition efforts will be required prior to advancing this application to a Public Hearing. It is noted that the remaining property could form a separate future mixed-use development site on its own. Notwithstanding, it is recommended that a copy of this report be sent to the property owner of 6632 Royal Oak Avenue for their information.
- 5.3 In line with Council's recently adopted *Rental Use Zoning Policy and Initial Implementation Framework*, the applicant is required to provide inclusionary units equivalent to 20% of the total number of market units generated from the C9 District as rental housing. In order to achieve this requirement, the inclusion of the RM3r District is proposed (Stream 2 – Inclusionary Rental).

Under the adopted policy, utilization of the RM3r District density that is surplus to the rental 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 increases, including following a change in tenancy. This arrangement would be secured through a Housing Agreement. The details of the rental component of the development, and its level of affordability, will be included in a future report to Council.

The total density ultimately achieved on the site shall be determined as part of a suitable plan of development, which would provide for an appropriate building design and height in relation to the site's context, not to exceed six-storeys in form.

- 5.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- construction of Royal Oak Avenue to its final standard with new curb and gutter, separated sidewalks, street trees, street lighting, and pedestrian lighting across the development's frontage;
 - construction of Lane Street to its final standard with new curb and gutter, separated sidewalks, street trees, street lighting and pedestrian lighting across the development's frontage; and,
 - construction of the rear lane to its final standard, as necessary.

The requirement for any necessary road dedications and statutory rights-of-ways will be determined by way of detailed road geometrics prepared by the Planning Department, and will be outlined in a further report to Council.

- 5.5 Undergrounding of the existing overhead wires abutting the site along Royal Oak Avenue and Lane Street is required.
- 5.6 There are no trees present on-site suitable for preservation.
- 5.7 As the site is affected by traffic noise from Royal Oak Avenue, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 5.8 Required Section 219 Covenants will include, but not be limited to:
- restricting the enclosure of balconies;
 - retaining disabled parking as common property;
 - ensuring compliance with the approved acoustical study; and,
 - ensuring the rental units are not stratified.
- 5.9 Given the site's current commercial use, a Site Profile will be required to be submitted and resolution of any arising requirements is required.
- 5.10 Given the size of the site, best management practices are acceptable in lieu of a formal Stormwater Management Plan.

- 5.11 Approval by the Engineering Environmental Services Division of a suitable solid waste facility plan will be required.
- 5.12 The provision of a car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 5.13 The submission of a commercial loading plan to the approval of the Director Engineering will be required.
- 5.14 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 5.15 Applicable development cost charges include:
 - Parkland Acquisition Cost Charge;
 - School Site Acquisition Cost Charge;
 - GVS & DD Sewerage Cost Charge; and,
 - Regional Transportation Development Cost Charge.
- 5.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATIONS

1. **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.
2. **THAT** a copy of this report be sent to the owner of 6632 Royal Oak Avenue.

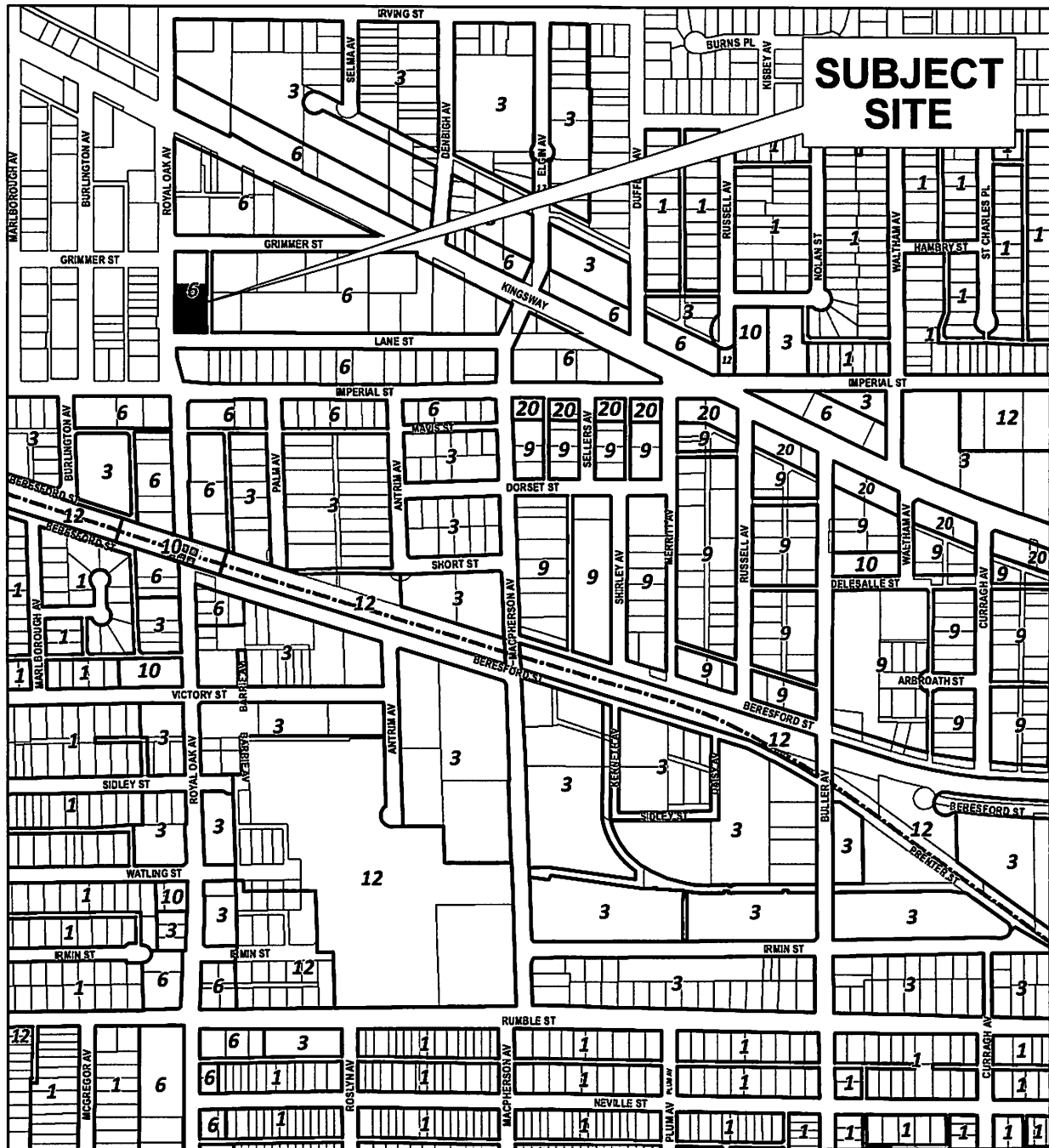


SMN:rh

Attachments

cc: City Solicitor
City Clerk

Sketch #1



Royal Oak Community Plan Land Use

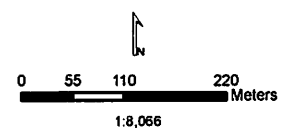


City of
Burnaby

PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use





October 22nd, 2019

Tom Miller
Director of Development
Wanson Group
8872 Hudson Street, Vancouver BC, V6P-4N2

Mr. Ed Kozak
Director of Planning and Building
City of Burnaby
4949 Canada Way, Burnaby BC, V5G-1M2

Dear Mr. Kozak:

Re: Wanson Group Application for Rezoning – 6660 and 6692 Royal Avenue Burnaby BC

It is with pleasure, that on behalf of the Wanson Group, that I submit this Letter of Intent that supports our rezoning application for the above noted properties.

It is our intention to redevelop the existing two auto-body repair shops into a mixed use six storey commercial and multi-family project. The property is currently zoned C-9 and designated for medium density commercial and/or mixed-use development in the Royal Oak NCP. The two existing buildings will be demolished at the time the tenancies have expired. The ground floor will be strata commercial and the upper floors will be two floors of purpose-built rental with three floors of strata residential above that. There will be two floors of underground parking that accompany the commercial and multi-family residential. It is our intention to satisfy the Burnaby Rental Inclusionary Requirements working with Burnaby Staff. A total of 85 units are proposed. It is our expectation that the zoning that accommodates these uses will be CD based on C-9 and RM-3r.

We look forward to the opportunity of moving forward to work with Staff towards a Suitable Plan of Development following authorization to work with Staff by City Council.

Yours Truly,

WANSON GROUP

A handwritten signature in black ink, appearing to read 'Tom Miller', written over a horizontal line.

Thomas W. Miller
M.Sc. (Planning), R.I.(BC)
Director of Development
Wanson Group