

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-60
2019 NOVEMBER 27

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** ZGF Architects Inc.
#305 – 355 Burrard Street
Vancouver, BC V6C 2G8
Attn: Patrick Cotter
- 1.2 Subject:** Application for the rezoning of:
The North 132 Feet Of Lot A District Lot 95 Group 1 New Westminster District Plan 4901,
Lot 3 Except: North 16 1/2 Ft District Lot 95 Group 1 New Westminster District Plan 2128,
Lot "A" Except: Firstly: The North 132 Feet Secondly: The South 63.5 Feet; District Lot 95 Group 1 New Westminster District Plan 4901
- From:** R5 Residential District and C4 Service Commercial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and C3 General Commercial District)
- 1.3 Address:** 7112 Kingsway, 7236 and 7248 Salisbury Avenue
- 1.4 Location:** The subject site is located at the southeast corner of Salisbury Avenue and Kingsway (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with width of 57.39 m (188.3 ft), a depth of 78.95 m (259.0 ft) a total area of 4,530.86 m² (48,770 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 a mixed-use development comprised of strata residential, rental residential, hotel and street-fronting commercial uses.

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 comprised of four individual parcels, and is occupied by a single-storey automobile sales building and car lot as well as two single family dwellings. To the west of the site, across Salisbury Avenue, and to the east, are high-density mixed-use developments with ground level commercial podiums and residential towers above. To the north, across Kingsway, is the Highgate commercial development with residential towers beyond. To the south, is an older three storey residential rental building with Beresford Street and the Highland Park Line urban trail beyond.

4.0 BACKGROUND INFORMATION

The subject site is within Sub-Area 1 of the Edmonds Town Centre Plan area. 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 the C3 General Commercial District as guidelines.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject site from the C4 Service District and R5 Residential District to the Comprehensive Development District, utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, and Edmonds Town Centre Plan as guidelines. The

purpose of this rezoning proposal is to permit the construction of a high-density mixed-use development with residential, hotel and, street fronting commercial uses.

- 5.2 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 units generated from the RM5s District as rental housing. In order to achieve this requirement, the inclusion of the RM5r District is proposed (Stream 2 – Inclusionary Rental). In line with recent Council adopted changes to the C3 District, the applicant is investigating the potential of using some of the available commercial density for rental dwelling units (Stream 3 – Voluntary Rental Housing in Commercial Districts).

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 14.3 FAR, which includes 5.0 FAR (RM5s), 2.2 FAR (RM5r), 1.1 FAR (offset), and 6.0 FAR (C3) 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 Housing Agreement.

- 5.3 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, up to 1.6 FAR of potential density bonusing would apply to the site under the RM5s District. The Realty and Lands division of the Department of Public Safety and Community Services will be requested to provide a per square foot buildable value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.
- 5.4 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including, but not limited to, the:
- construction of Kingsway to its six lane town-centre Primary Arterial standard with a central median and separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Salisbury Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting; and,
 - storm, sanitary sewer and water main upgrades as required.
- 5.5 The applicant is required to provide detailed road geometrics for all of the bounding streets to determine required road dedications. The extent of road dedications would be noted in a future report to Council prior to Public Hearing.
- 5.6 The submission of a Traffic and Transportation study for the site will be required.

- 5.7 Due to the site's location on Kingsway, a noise study will be required to ensure compliance with Council-adopted sound criteria.
- 5.8 A Housing Agreement is required to regulate affordability measures and rental rates for the market and affordable rental component of the development.
- 5.9 The submission of a comprehensive Stormwater Management Plan is required.
- 5.10 The submission of a Green Building Strategy for the site is required.
- 5.11 The submission of a Transportation Demand Management strategy is required.
- 5.12 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.13 The submission of a Comprehensive Sign Plan is required.
- 5.14 The submission of a Site Profile and resolution of any arising conditions is required.
- 5.15 The submission of a Solid Waste and Recycling Plan is required.
- 5.16 The submission of a Residential and Commercial Loading Plan is required.
- 5.17 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 5.18 Parkland Acquisition, School Site Acquisition, Regional Transportation Development Cost Charge and GVS & DD Sewerage Cost Charges are applicable to this application.
- 5.19 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.



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

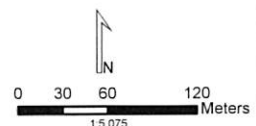
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

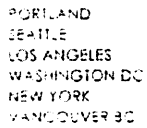
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





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Edward Kozak
Director
Planning & Building Department
City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M12

Dear Edward,

We are pleased to submit this letter of intent regarding the rezoning for 7112 Kingsway, 7236 & 7248 Salisbury Avenue, Burnaby BC.

The proposed development site is located at the intersection of Kingsway Avenue and Salisbury Street and provides a great opportunity for a high-density mixed-use development as part of the Edmond's Town Centre.

The preliminary building design envisions a hotel, office, commercial, and residential mixed-use building to add to Edmonds Town Centre activities and complement the existing neighborhood. The residential portion is intended to include rental housing with affordable rental units, in accordance with Burnaby's Rental Policy Framework and RM Zoning Density Offset (205.6(5)).

The building will incorporate a thoughtful expression of transparent materials on Kingsway frontage and create an atrium space hosting shops, offices entries and hotel lobby. Office spaces, corner supportive retail at street level, and podium and rooftop garden spaces will be defined by the building's stepped form, while the residential tower portion will benefit from curved balconies investing in the existing panoramic views.

Thank you for your consideration and we look forward to working with you on this development in the coming months.

Sincerely,

[Signature]

Patrick Cotter Architect AIBC
Partner