

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-61
2019 NOVEMBER 27

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Anthem Properties Ltd.
#1100 – 1055 Dunsmuir St.
Vancouver, BC V7X 1K8
Attn: Melissa Howey
- 1.2 Subject:** Application for the rezoning of:
Lot 4 District Lot 153 Group 1 New Westminster District Plan BCP51090
Lot 1 District Lot 153 Group 1 New Westminster District Plan Bcp51090. Except Air Space Parcel 1 Air Space Plan EPP49942
Lot 3 District Lot 153 Group 1 New Westminster District Plan BCP51090
- From:** CD Comprehensive Development District (based on C3 General Commercial District and RM5s Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District and RM5s Multiple Family Residential District)
- 1.3 Address:** 4630, 4650 Kingsway and 6080 McKay Ave
- 1.4 Location:** The subject site is located east of McKay Avenue, between Kingsway, and Kingsborough Street. (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of approximately 18,360 m² (197,625 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 minor changes to the commercial uses. No new development is proposed.

2.0 POLICY FRAMEWORK

The subject rezoning proposal 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

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- 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 located on the southeast corner of Kingsway and McKay Avenue. To the north of the subject site is Kingsway, with existing older low rise commercial development beyond. To the east is the Metropolis at Metrotown Shopping Centre which is currently undergoing a Master Plan rezoning (Rezoning Reference #18-27), and the Sears Metrotown site which is nearing completion of a Master Plan and Detailed Phase I of development under (Rezoning Reference #13-07). To the south are sites 1, 2, and 3 of Station Square with Central Boulevard, the Metrotown SkyTrain Station and Expo SkyTrain line beyond. To the west across McKay Avenue is the Crystal Mall development.

4.0 BACKGROUND INFORMATION

- 4.1 The subject site is comprised of Station Square sites 4, 5 and 6, located at 4630, 4650 Kingsway & 6080 McKay Ave. The subject site along with sites 1, 2 and 3, located at 6200 McKay Avenue and 6060 Silver Drive, underwent a Master Plan rezoning and a detailed first phase of development (Rezoning Reference #04-09), which achieved Final Adoption in 2012. The first phase of development consisted of a renovated commercial retail component at 6200 McKay Avenue, and a mixed-use high-rise residential and commercial building at 4650 Kingsway, which were completed in 2015. In 2014 sites 2 and 3 were granted Final Adoption and were completed in 2017, while sites 5 and 6 were granted Final Adoption in 2016, and are currently under construction. (Rezoning References #04-09 and #12-43).
- 4.2 The subject site is within the Metro-Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The Metro-Downtown neighbourhood is intended to be the commercial and mixed use core 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 C3 General Commercial District as guidelines.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject site from the CD Comprehensive Development District (based on RM5s, C3 General Commercial District) to the Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District) to allow for greater flexibility by permitting all uses under the C3 General Commercial District. The proposed rezoning is limited to use only, as such there are no changes proposed to the architecture or permitted density of the proposed developments.

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 References #04-09, #12-42 and #12-43.
- 5.3 All required road dedications have been obtained through Rezoning References #04-09, #12-42 and #12-43.
- 5.4 All required easements, covenants and statutory rights-of-way have been obtained through Rezoning References #04-09, #12-42 and #12-43.
- 5.5 As no additional floor area is contemplated additional GVS & DD Sewerage, and Regional Transportation Cost Charges are not applicable to this application.
- 5.6 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

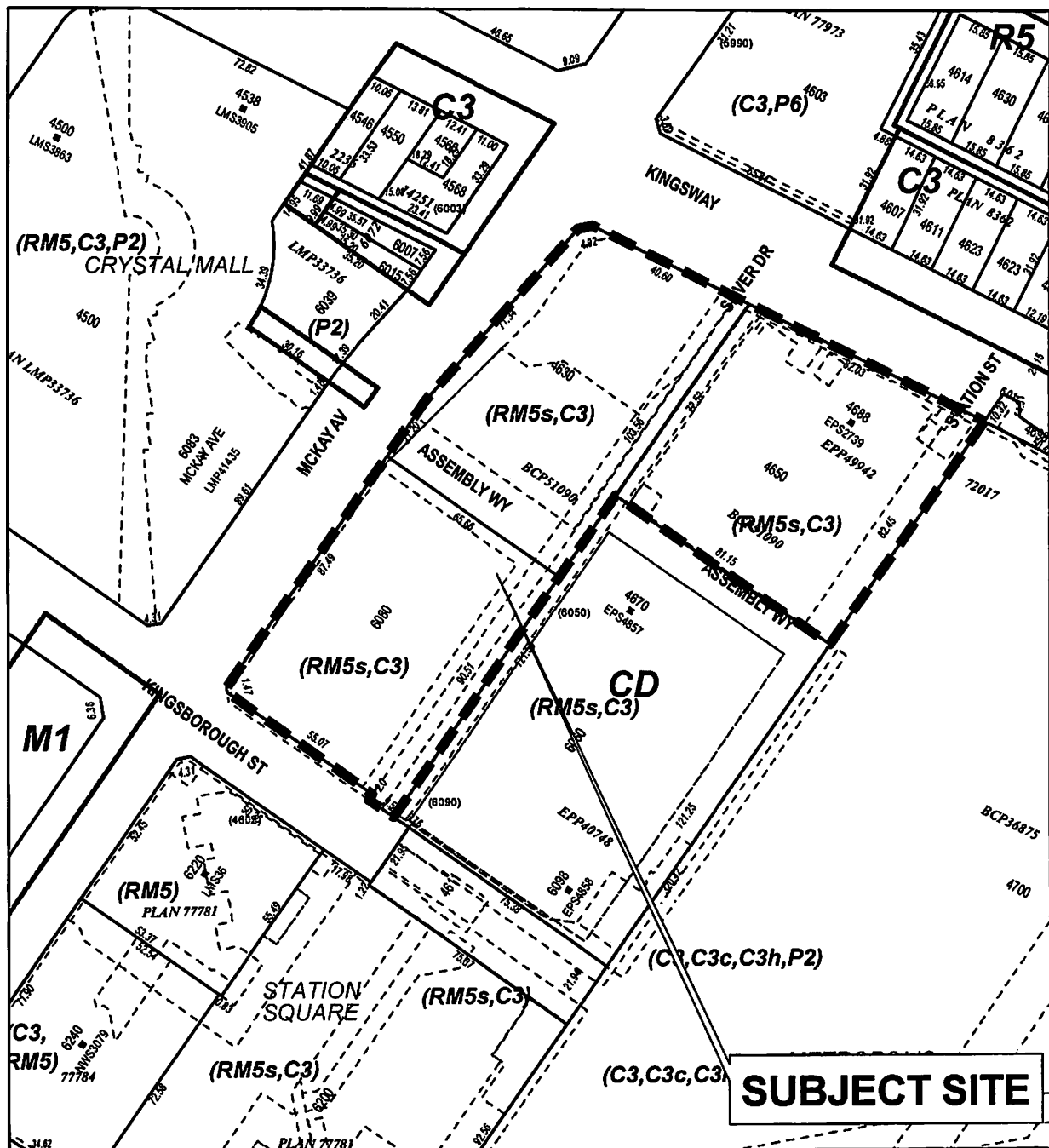
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JBS:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 25 2019

SCALE:

1:2,000

DRAWN BY:

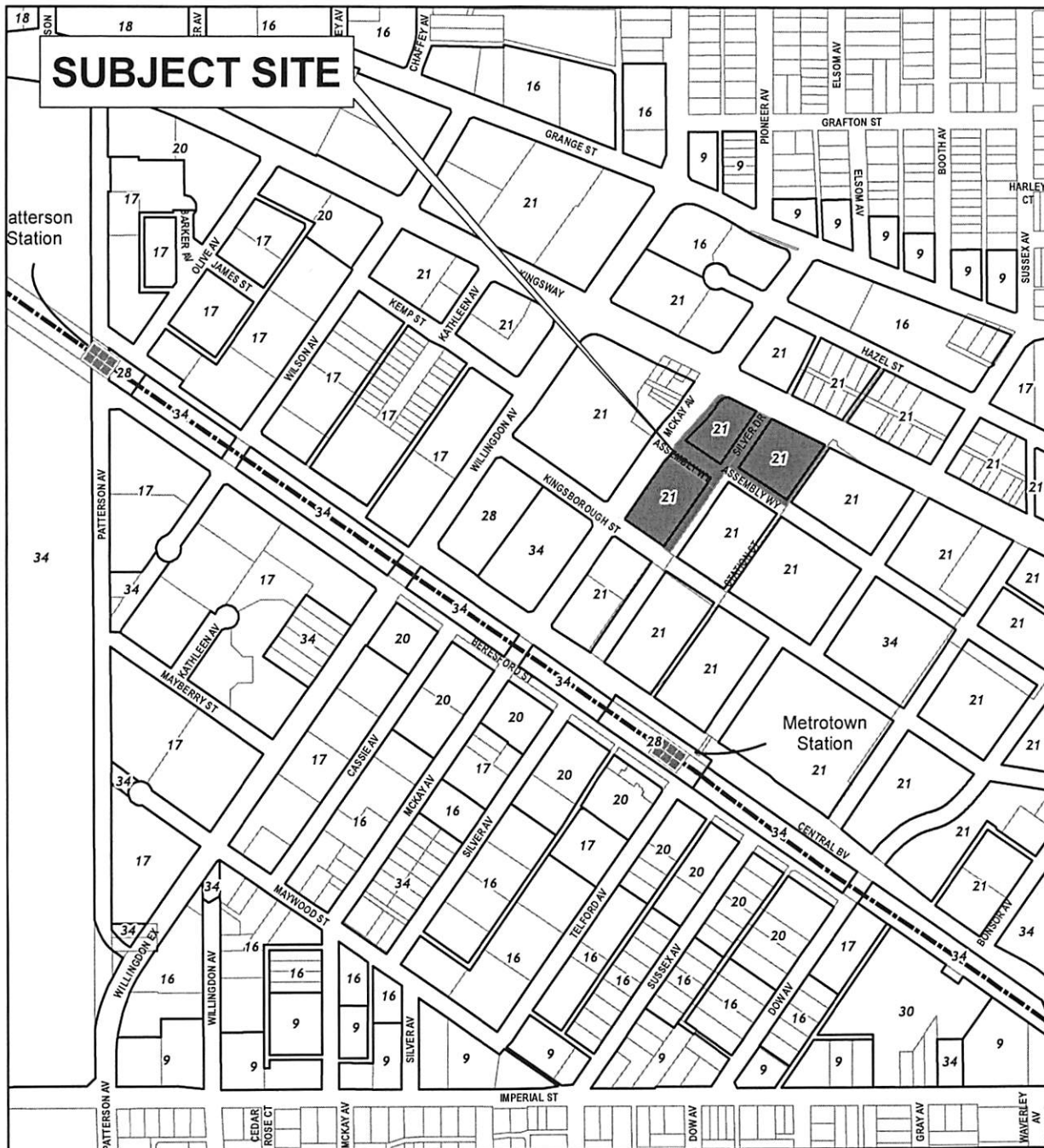
AY

REZONING REFERENCE #19-61
6080 MCKAY AVENUE, 4630 AND 4650 KINGSWAY



Subject Site

Sketch #1



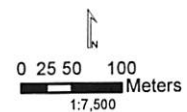
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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



October 24, 2019

Johannes Schumann, Assistant Director Current Planning
City of Burnaby Planning Department
3rd Floor – 4949 Canada Way
Burnaby, B.C., V5G 1M2

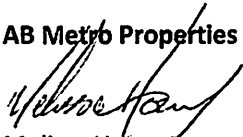
RE: Station Square Sites 4, 5 and 6 Commercial Spaces
Rezoning Application Letter of Intent

Dear Johannes,

We are applying for rezoning of the above-noted properties to amend the existing plans for the commercial spaces from 'Retail' to 'CRU'. We understand that in order to take full advantage of the uses allowed in existing C3 zoning the plans for the commercial spaces need to be labeled as "CRU".

Yours truly,

AB Metro Properties Ltd.



Melissa Howey
Director, Development