

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-62 2019 NOVEMBER 27

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Symphony Group of Companies
PO Box 1236, 234 – 4820 Kingsway
Burnaby, BC V5H 4J2
Attn: Gurdeep Kainth
- 1.2 Subject:** Application for the rezoning of:
Lot 5 District Lot 73 Group 1 NWD Plan 29441
- From:** P2 Administration and Assembly District
- To:** CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential District)
- 1.3 Address:** 3550 Wayburne Drive
- 1.4 Location:** The subject site is located north of Woodsworth Drive between Wayburne Drive and Westminster Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is triangular in shape with a total area of approximately 11,618.13 m² (125,057 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 is to permit the construction of market and rental townhouse dwellings.

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.

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

An Inclusive Community

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- Serve a diverse community - Ensure City services fully meet the needs of our dynamic community.

A Dynamic Community

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the north side of Woodsworth Drive, between Wayburne Drive and Westminster Avenue. The property is situated within the Douglas - Gilpin neighbourhood and is zoned P2 Administration and Assembly District. The property contained a one-storey building known as Gizeh Shriners' lodge, which was recently demolished, and an accessory parking area. Vehicular access to the site is from Woodsworth Drive.

To the north and west of the site across Wayburne Drive is the Grandview Industrial Estate, which is zoned M1 Manufacturing District, with the BCIT campus beyond. To the east, across Westminster Avenue is a single family residential neighbourhood zoned R3 Residential District. To the south across Woodsworth Drive are Forest Lawn Cemetery and Greentree Village (a comprehensively planned residential development containing townhouses and single family dwellings).

4.0 BACKGROUND INFORMATION

- 4.1 The subject property was originally zoned P5 Community Institutional District in order to provide a transition from the industrial area to the west, to the single-family residential area to the east and south. In 1969, the property was rezoned from P5 to P2 Administration and Assembly District (Rezoning #81-68) to allow for the construction of Gizeh Shriners' lodge facility.
- 4.2 On 2019 May 13, Council granted Third Reading of an active rezoning application (Rezoning Reference #16-46) to rezone the property to the R3 Residential District in order to facilitate subdivision of the site into 16 lots for the development of 16 new single family dwellings in line with the Official Community Plan (OCP) Single Family Suburban land use designation.
- 4.3 The applicant has now submitted a new rezoning application requesting permission to construct a mix of market and rental townhouse dwellings on the subject site. The

purpose of the proposed development plan is to construct low-density ground-oriented multiple family dwellings on a lot designated for single-family residential, in line with the Mayor's Task Force on Community Housing's final report's recommendations.

4.4 On 2019 July 29, Council adopted the final report of the Mayor's Task Force on Community Housing with a number of recommendations, including the two stated below:

- Develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods. This recommendation would trigger a City-wide review and development of a feasible plan for neighbourhoods with potential for smaller scale, gentle density through Official Community Plan (OCP) and/or zoning bylaw amendments.
- Launch an education and advocacy campaign to increase community acceptance of new housing forms. This recommendation would trigger development of a public education campaign to illustrate what new housing forms and gentle density looks like, and convey the social, environmental, and community benefits of such policies through a regional or multi-stakeholder approach.

5.0 GENERAL INFORMATION

- 5.1 The applicant is proposing rezoning the subject site to the CD Comprehensive Development District (utilizing the RM2 and RM2r Multiple Family Residential Districts). The proposed development plan is for a mix of market and rental townhouse dwellings.
- 5.2 In accordance with the CD (RM2) District, the applicant would achieve a maximum market residential density of 0.7 floor area ratio (FAR), with up to an additional 0.2 FAR for the provision of underground parking.
- 5.3 The proposed development plan also includes the provision of rental units by utilizing the RM2r residential density up to a maximum 0.9 FAR. Subject to the recently adopted Rental Use Zoning Policy, the units derived from this density would have their rents tied to Residential Tenancy Act maximum available increases, including following a change in tenancy. Depending on the proposed rental housing types and affordabilities, this arrangement would be secured through a Housing Agreement, or a Section 219 covenant.
- 5.4 The subject property is designated Suburban Single Family Residential in the OCP which does not support the construction of low-density multiple-family dwellings (townhouses). As such, an amendment to the OCP which includes a legislated public consultation and notification process is required to be completed prior to the approval of this rezoning application.

- 5.5 Review of this rezoning application is proposed to be conducted as a 'pilot' in the absence of a City-wide review to identify single family residential neighbourhoods with potential for gentle densification to permit ground-oriented multiple family dwellings. As such, it is proposed that other rezoning applications proposing gentle densification of single and two-family residential neighbourhoods that are not in line with the OCP land use designation not be advanced, prior to the completion and adoption of relevant supporting policies, including a new Official Community Plan.

6.0 RECOMMENDATION

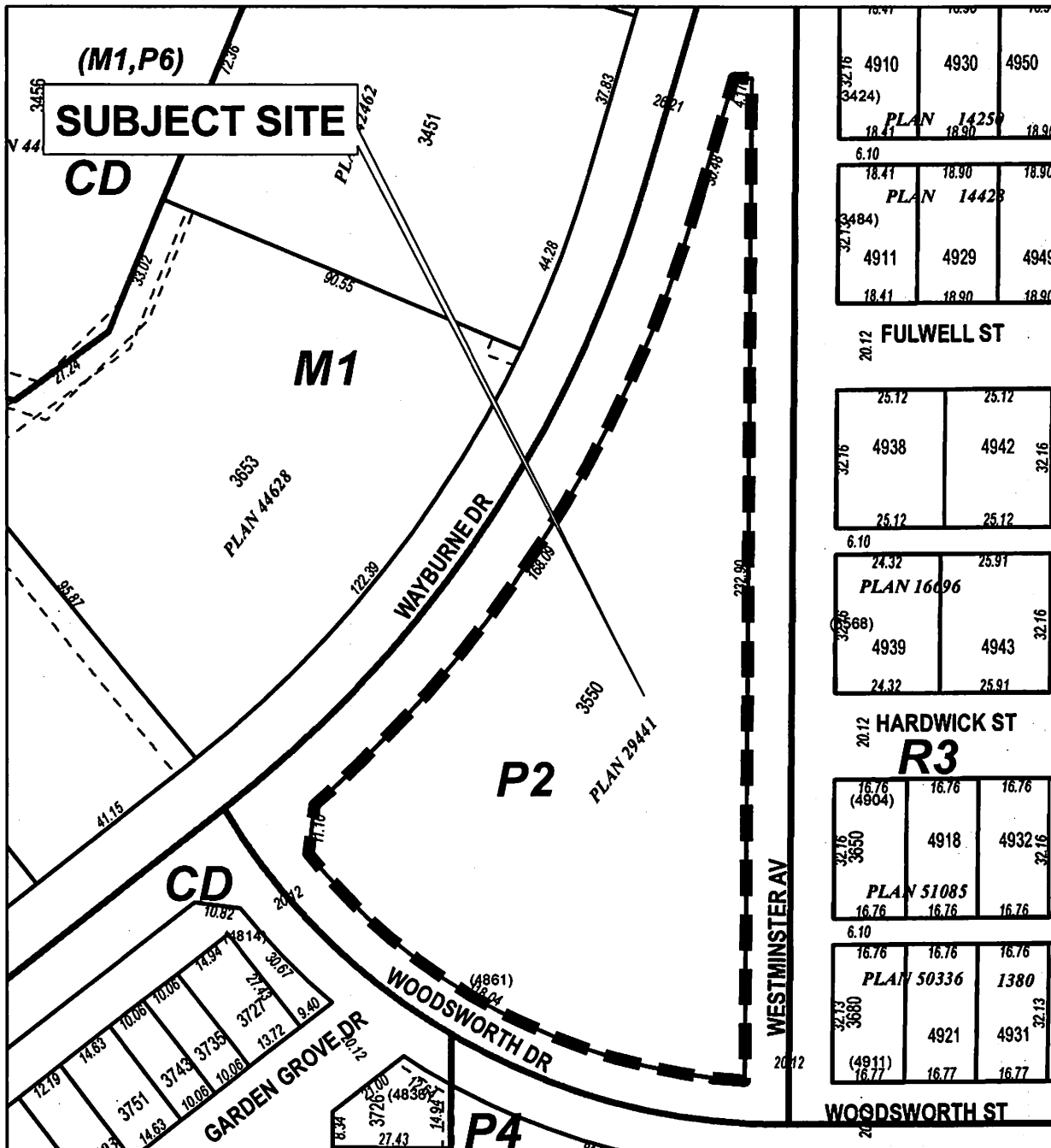
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



PS:rh

Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date: NOV 21 2019

scale: 1:1,500

Drawn By: JS

REZONING REFERENCE #19-62
3550 WAYBURNE DRIVE

 Subject Site

Sketch #1



31 October 2019

Ed W. Kozak
Assistant Director, Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Subject: 3550 Wayburne Drive

Dear Mr. Kozak:

Further to our meeting and brief discussion on 30 October 2019, kindly accept this letter as an official request for Rezoning of the above subject property

The rezoning of the property will change from its current zoning of P2 to the proposed rezoning of RM2. The proposed rezoning is in keeping with the housing types in the neighbourhood such as Greentree Village.

As part of the subdivision, the existing building will be demolished.

Attached is a copy of the title search for the lands as required.

We look forward to working with the City in developing these lands and improving the community with industry leading townhouses incorporating such features as Energuide 80 & Built Green certification. The proposed development will include approximately 90 units for market sale and 40 units for rental. Symphony Homes Limited is a long standing member with Canadian Homes Builders Association, HAVAN (Greater Vancouver Homes Builders Association) and a registered builder with Resource Canada for Energy Star homes.

It is our desire to have the Initial Report to Council on 2nd December 2019.

Kind Regards,


Gurdeep S Kainth
Managing Director
Symphony Homes Limited

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