

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #19-64 2020 FEBRUARY 05

#### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Anthem Metro King Hazel Holdings Ltd.  
#1100 – 1055 Dunsmuir St.  
Vancouver, BC V7X 1K8  
Attn: Melissa Howey
- 1.2 Subject:** Application for the rezoning of:  
See Schedule A (*attached*)
- From:** C3 General Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on RM5s/RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4653, 4669, 4673 Kingsway, 4638, 4646, 4654, 4662, 4670 Hazel Street and portion of lane right-of-way.
- 1.4 Location:** The subject site is located mid-block between Hazel Street, Sussex Avenue, Kingsway and McKay Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of approximately 5,309.06 m<sup>2</sup> (507,146 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 the construction of a high-density mixed-use development with strata residential, non-market rental, market rental, office and retail uses, with underground parking.

#### 2.0 POLICY FRAMEWORK

The proposed development 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 encompasses 4653, 4669, 4673 Kingsway, 4638, 4646, 4654, 4662 and 4670 Hazel Street, and a portion of City-owned lane right-of-way. It is currently occupied by a restaurant and commercial office/retail uses fronting Kingsway, and three single family dwellings and two vacant lots fronting Hazel Street.

To the north of the subject site is a strata development at 4657 Hazel Street constructed in the mid 1990s, which is in good condition. To the east is an older strata development at 4690 Hazel Street constructed in the mid 1980s. To the south is the Metropolis at Metrotown Shopping Centre, which is currently undergoing a master plan rezoning (Rezoning Reference #18-27) and Station Square which underwent a master plan rezoning (Rezoning Reference #04-09) with its final phases currently under construction. To the west is a mix of older commercial uses fronting Kingsway, an older single family dwelling and vacant lots along Hazel Street, and a newer commercial office fronting McKay Avenue and Kingsway.

### **4.0 BACKGROUND INFORMATION**

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. The Rental Use Zoning Policy and Initial Implementation Framework permits the site to utilize Stream 2 Inclusionary Rental and Stream 3 Voluntary Rental in Commercial Districts under the RM5r and C3 Zoning Districts. In line with the high-density mixed-use designation, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression as part of the development proposal.

## **5.0 GENERAL INFORMATION**

- 5.1 The applicant is requesting to rezone the subject site from the C3 Community Commercial District and R5 Residential District to the CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential District, and C3 General Commercial District and Metrotown Downtown Plan as guidelines.

- 5.2 In order to help meet the City's housing affordability objectives, Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 1 Rental Replacement is applicable to the subject rezoning application. Under the policy the applicant will be required to provide the equivalent of 20% of the proposed market units under the RM5s District as rental units.

The applicant has expressed an interest in providing 100% of the required rental units at affordable rates (20% below CMHC market average rents), in accordance with the Rental Use Zoning Policy. In this regard the applicant is able to take advantage of the density offset available under the RM5 District. The applicant has also expressed an interest to utilize Stream 3 of the Rental Use Zoning Policy whereby the development is able to pursue up to 49% of the proposed commercial floor area as market rental, when 51% of the commercial floor area is proposed as typical commercial (retail, office, hotel).

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 (Density Offset), 6.0 FAR C3), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

- 5.3 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 FAR amenity bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a residential per sq.ft. buildable estimate of 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:
- construction of Kingsway to its Town Centre Arterial standard with separated sidewalks, cycle tracks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - construction of Hazel Street to its Town Centre Local standard with separated sidewalks, cycle tracks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - construction of a new north south lane, with sidewalk and pedestrian lighting on the west side, and,
  - storm, sanitary sewer and water main upgrades as required.

- 5.5 The application proposes the closure of a portion of the east west lane, which measures approximately 334.71 m<sup>2</sup> (3,602.79 sq.ft.) and its consolidation into the development site (see Sketch #1 *attached*). A highway closure bylaw will be required in conjunction with this rezoning. A further report will be submitted to Council for approval regarding advancement of the highway closure bylaw, and the value of the closure area, prior to Third Reading.

A detailed road geometric will be provided prior to Public Hearing. The extent of road closure and dedication areas would be noted in a future report to Council prior to Public Hearing. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a residential and commercial per sq.ft. buildable estimate of value for the road closure area. A further report will be submitted to Council regarding the value of the road closure area.

- 5.6 A Housing Agreement and/or a Section 219 covenant would be required to regulate affordability measures and rental rates for both the affordable rental and market rental components of the development.
- 5.7 The submission of a comprehensive Stormwater Management Plan is required.
- 5.8 The underground of existing overhead wiring within the east west lane is required.
- 5.9 Compliance with the Council-adopted sound criteria will be required.
- 5.10 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development shall need BC Building Code and City of Burnaby adaptable housing standards
- 5.11 The submission of a Green Building strategy is required.
- 5.12 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.13 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 5.14 The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review.
- 5.15 The submission of a detailed plan of an engineered Sediment Control System will be required.

- 5.16 Parkland Acquisition, School Site Acquisition, Regional Transportation Development Cost Charge and GVS & DD Sewerage Cost Charges are applicable to this application.
- 5.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 6.0 RECOMMENDATIONS

1. **THAT** the sale of City-owned road right-of-way for inclusion within the subject development site, in accordance with the terms outlined in Section 5.5 of this report, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 5.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **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:tn

### *Attachments*

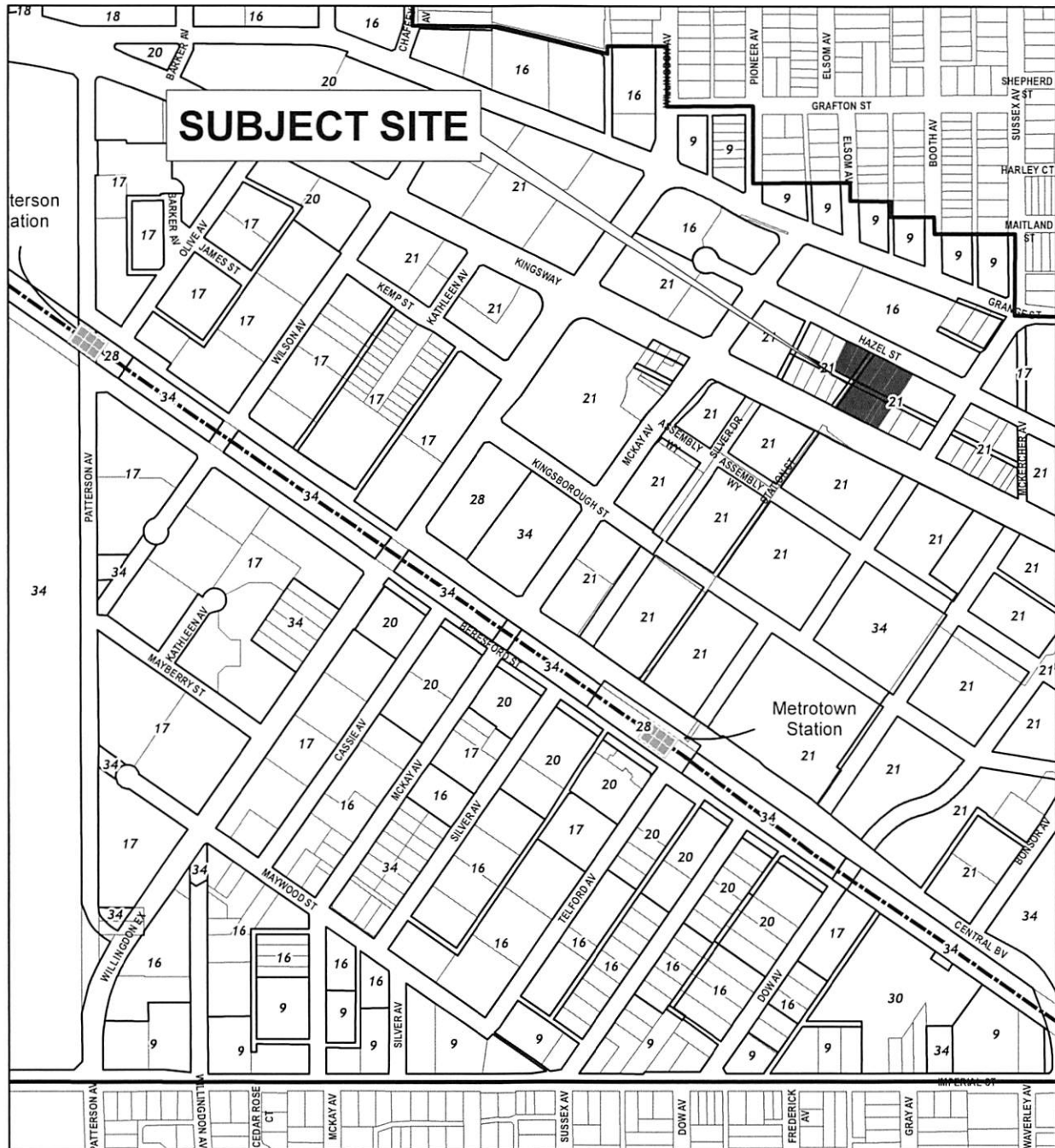
cc: City Solicitor  
City Clerk

# SCHEDULE A

## REZONING 19-64

| ADDRESS           | LEGAL DESCRIPTION  | PID         |
|-------------------|--|-------------|
| 4638 Hazel Street | Lot 19 District Lot 153 Group 1 New Westminster District Plan 8362   | 011-307-951 |
| 4646 Hazel Street | Lot 20 District Lot 153 Group 1 New Westminster District Plan 8362   | 007-845-308 |
| 4654 Hazel Street | Lot "A" District Lot 153 Group 1 New Westminster District Plan 21775   | 010-522-611 |
| 4662 Hazel Street | Lot "B" District Lot 153 Group 1 New Westminster District Plan 21775   | 002-740-681 |
| 4670 Hazel Street | Lot 20 District Lot 153 Group 1 New Westminster District Plan 1768   | 012-371-688 |
| 4653 Kingsway     | Parcel A District Lot 153 Group 1 New Westminster District Reference Plan 70310                                | 002-242-664 |
| 4669 Kingsway     | Parcel "C" (Explanatory Plan 10925) Lot 3 District Lot 153 Group 1 New Westminster District Plan 5957          | 002-242-664 |
| 4673 Kingsway     | Lot 3 Except: Parcel "C" (Explanatory Plan 10925); District Lot 153 Group 1 New Westminster District Plan 5957 | 002-242-664 |





- 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)

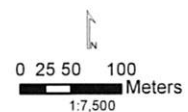
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on January 7, 2020

## Metrotown Plan



Sketch #2



November 29, 2019

City of Burnaby, Planning Department  
3<sup>rd</sup> Floor, 4949 Canada Way  
Burnaby, BC V5G 1M2

Attention: Johannes Schumann, Assistant Director Current Planning

Re: **Rezoning Application Letter of Intent**  
**4638, 4646, 4654, 4662, 4670 Hazel Street and 4653, 4669, 4673 Kingsway Street**

Anthem Metro King Hazel Holdings Ltd. submits the attached Rezoning Application for the above noted addresses.

Located in Burnaby's growing Metrotown Town Center the development site consists of eight properties with a combined total of 56,321 square feet (1.29 acres). This combined total site area of 56,321 square feet includes the future laneway purchase from the City of Burnaby, as a part of the adopted Burnaby Metrotown Downtown Plan.

The proposed mixed-use development will incorporate retail, office, residential rental and market condo uses, creating thoughtful, much needed housing and commercial spaces that will meet the City of Burnaby's comprehensive plan goals.

We look forward to working with Burnaby staff on this exciting proposal.

Sincerely,



Melissa Howey  
Director, Development