

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-70 2020 FEBRUARY 05

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Square Nine Burnaby Development Ltd.
4538 Kingsway
Burnaby, BC V5H 4T9
Attn: Manish Sherma
- 1.2 Subject:** Application for the rezoning of:
Lot "F", District Lot 95, Group 1, NWD Plan 12860; Strata Lots 1 and 2, District Lot 95, Plan BCS763; and Strata Lots 1 and 2, District Lot 95, Plan NWS2412
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 7109-18th Avenue; 7358, 7360, 7376, 7378 18th Street
- 1.4 Location:** The subject site is located on the northeast corner of 18th Street and 18th Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 40.23 m (132.0 ft.), a depth of 65.0 m (213.3 ft.) and, a total area of approximately 2,600.7 m² (27,993 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 a high-density residential multiple-family development with strata and rental 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 located within the Edmonds Town Centre Plan area at the northeast corner of 18th Street and 18th Avenue (see *attached* Sketches #1 and #2) and is occupied by two strata-titled two-family dwellings and one single-family dwelling. To the north, across 19th Avenue, is a high-rise multiple-family development. To the south, across 18th Avenue, is low-rise, multiple-family development. To the west, across 18th Street, is a high-rise multiple-family development and a portion of Byrne Creek Ravine Park. To the east, is Poplar Park, with low-rise multiple-family development beyond.

4.0 BACKGROUND INFORMATION

The subject development site is within Sub-Area 2 of the Edmonds Town Centre Plan area. The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject development site from the R5 Residential District to the Comprehensive Development District (utilizing the RM4s Multiple Family Residential District, RM4r Multiple Family and Edmonds Town Centre Plan as guidelines). The purpose of this rezoning is to permit the development of a mixed-tenure, multiple-family development with rental and strata uses.
- 5.2 In accordance with the CD (RM4s) District, the applicant would achieve a maximum strata market residential density of 3.6 FAR, inclusive of the available 1.1 FAR amenity bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a per sq.ft. buildable estimate of value for the strata bonused density. A further report will be submitted to Council regarding the value of the bonused density, based on the highest and best use of the proposed strata residential concept.

Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 – Inclusionary Rental is applicable to the subject rezoning application. The applicant has expressed a commitment to provide the equivalent of 20% of the market units as rental units at affordable rates (80% of CMHC market average), in accordance with the rental use zoning policy, in order to help meet the City's housing affordability objectives and to access the 0.85 FAR offset density available under the RM4s District. It is acknowledged that the application is required to meet all applicable City policies, including the Final Rental Use Zoning Policy.

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 6.15 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), and 0.85 FAR (offset), subject to Council approval.

- 5.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including, but not limited to:
- construction of 18th Street to its Town Centre Local standard with separated sidewalks, cycle tracks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of 18th Avenue to its Town Centre Local standard with separated sidewalks, cycle tracks, street trees, enhanced boulevards, and street and pedestrian lighting; and,
 - storm, sanitary sewer and water main upgrades as required.
- 5.4 The application proposes the closure of a redundant portion of the 19th Avenue right-of-way, which measures approximately 241.4 m² (2,598 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.
- 5.5 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.
- 5.6 The submission of a comprehensive Stormwater Management Plan is required.
- 5.7 The underground of existing overhead wiring abutting the subject site along 18th Street is required.
- 5.8 The submission of a Green Building Strategy for the site is required.

- 5.9 The submission of a Transportation Demand Management strategy is required.
- 5.10 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.11 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.
- 5.12 The provision of a covered car wash stall 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.
- 5.13 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 5.14 Parkland Acquisition, School Site Acquisition, Regional Transportation Development Cost Charge and GVS & DD Sewerage Cost Charges are applicable to this application.
- 5.15 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 5.4 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 5.4 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.

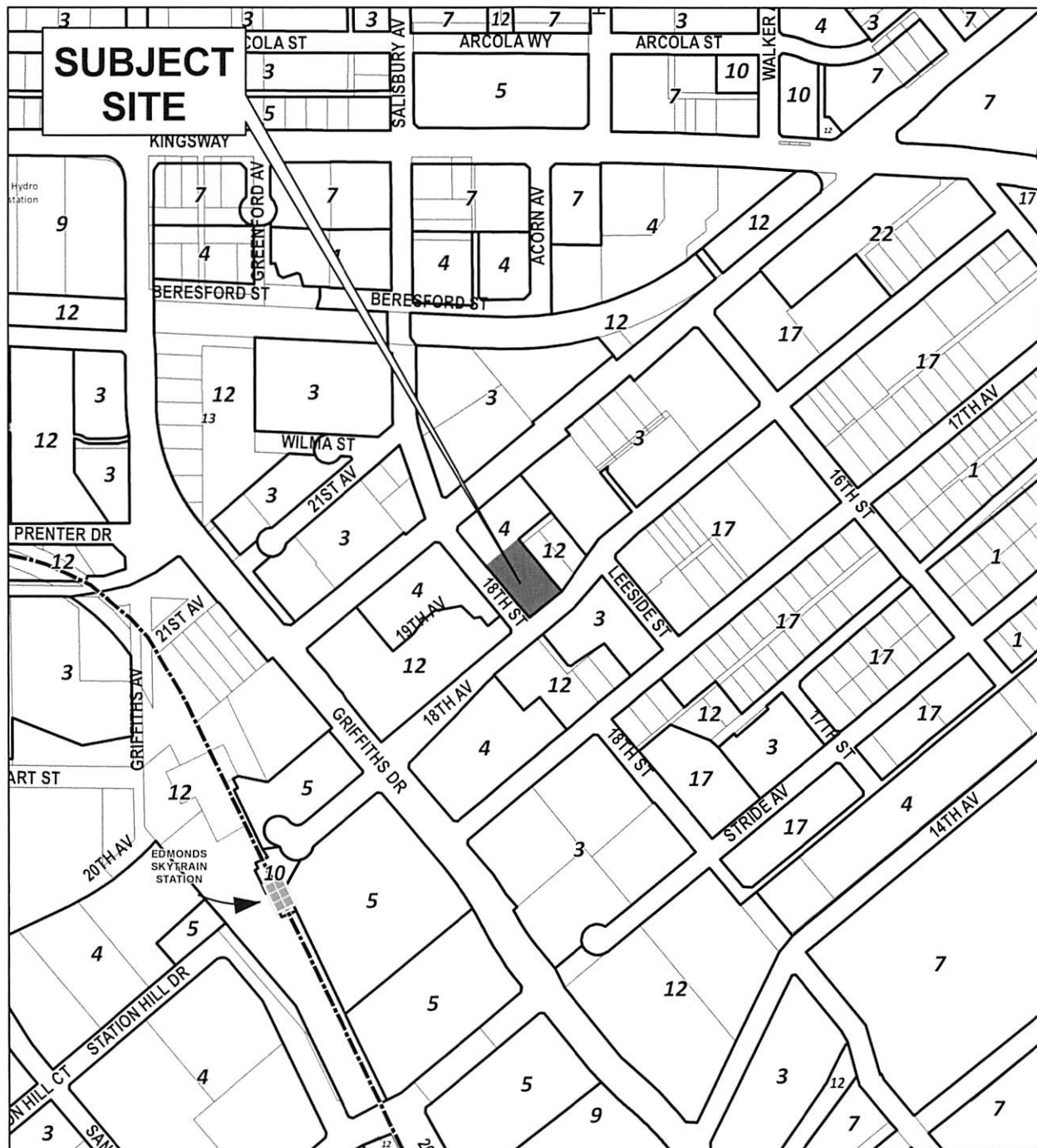


DR:tn

Attachments

cc: Director Public Safety and Community Services
City Solicitor

City Clerk



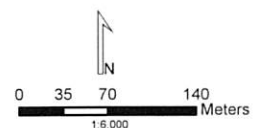
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|----------------------------------------------|------------------------------------------------------------------------|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Square nine Burnaby Development Ltd.
Unit 407 – 4538 Kingsway , Burnaby BC V5H4T9

Dec 18th ,2019
City Of Burnaby
4949 Canada Way
Burnaby BC

Attention Demian Reuter

Letter Of Intent to Rezone

Address(es):

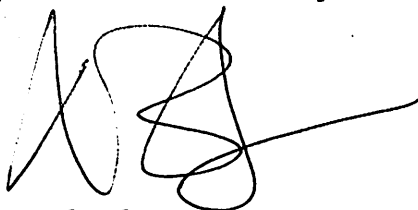
7109 18th ave , PID 002-997-312
7358 18th street (PID 004-416-198)&
7360 18th street(PID 004-416-201) &
7376 18th street (PID 025-911-431) &
7378 18th Street, Burnaby (PID 025-911-449)

We are proposing a rezoning from to RM4 for the above mentioned properties . The OCP indicates RM4S and RM4R . (Zoning RM4 3.6 FAR , RM4r 1.7 FAR , density Offset .85FAR)

All consolidated Lot area is 25,344 sqft (aprx 2300sqm).I look forward to working with the city to deliver this project.

Sincerely

Square nine Burnaby Development Ltd.

A handwritten signature in black ink, appearing to be 'Manish Sharma', with a long horizontal stroke extending to the right.

Manish Sharma