

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #18-03
2020 JULY 22

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Wesgroup Properties Ltd.
Attn: Myra Shunny
#910- 1055 Dunsmuir Street
Vancouver, BC V7X 1L3
- 1.2 Subject:** Application for the Rezoning of:
Lot "E" And "F" District Lots 151 And 153 Group 1 New Westminster
District Plan 2069
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s, RM5r
Multiple Family Residential District and Metrotown Downtown Plan as
guidelines)
- 1.3 Address:** 6280 and 6350 Willingdon Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site rectangular in shape with a site area of approximately 7,297.55
m² (78,550 sq. ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
the construction of two high-rise apartment buildings with rental podiums
and street-oriented townhousing,

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.
- 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 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2), and is designated for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5s and RM5r Multiple Family Residential Districts as guidelines.
- 3.2 The property at 6350 Willingdon Avenue is improved with a 60-unit, three-storey apartment building that was constructed in 1969; the property at 6280 Willingdon Avenue is improved with a 60-unit, three-storey apartment building that was constructed in 1968. The prevailing zoning for both sites is RM3 Multiple Family Residential District.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of two high-rise apartment buildings, atop a rental podium, with street-oriented townhousing fronting Cassie Avenue. Council's recently adopted Rental Use Zoning Policy, Stream 1 Rental Replacement is applicable to the subject rezoning application. Under the policy the applicant will be required to provide the greater of 1:1 replacement of existing units, or the equivalent of 20% of the proposed market units under the RM5s District.

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 8.3 FAR, which includes 5.0 FAR (RM5s), 2.2 FAR (RM5r), 1.1 FAR (Density Offset), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

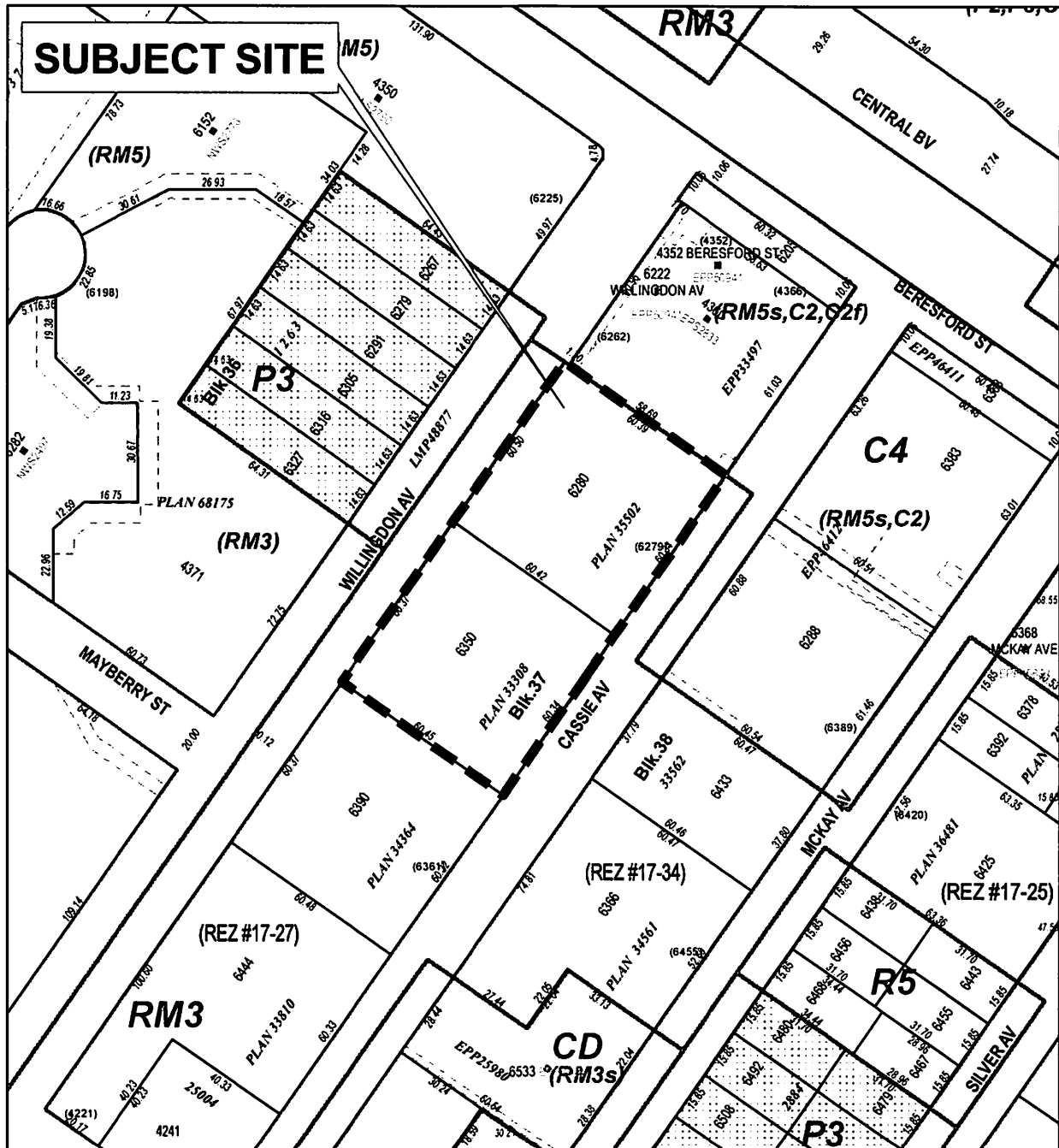
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

d.

JBS:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 01 2018

SCALE:

1:2,000

DRAWN BY:

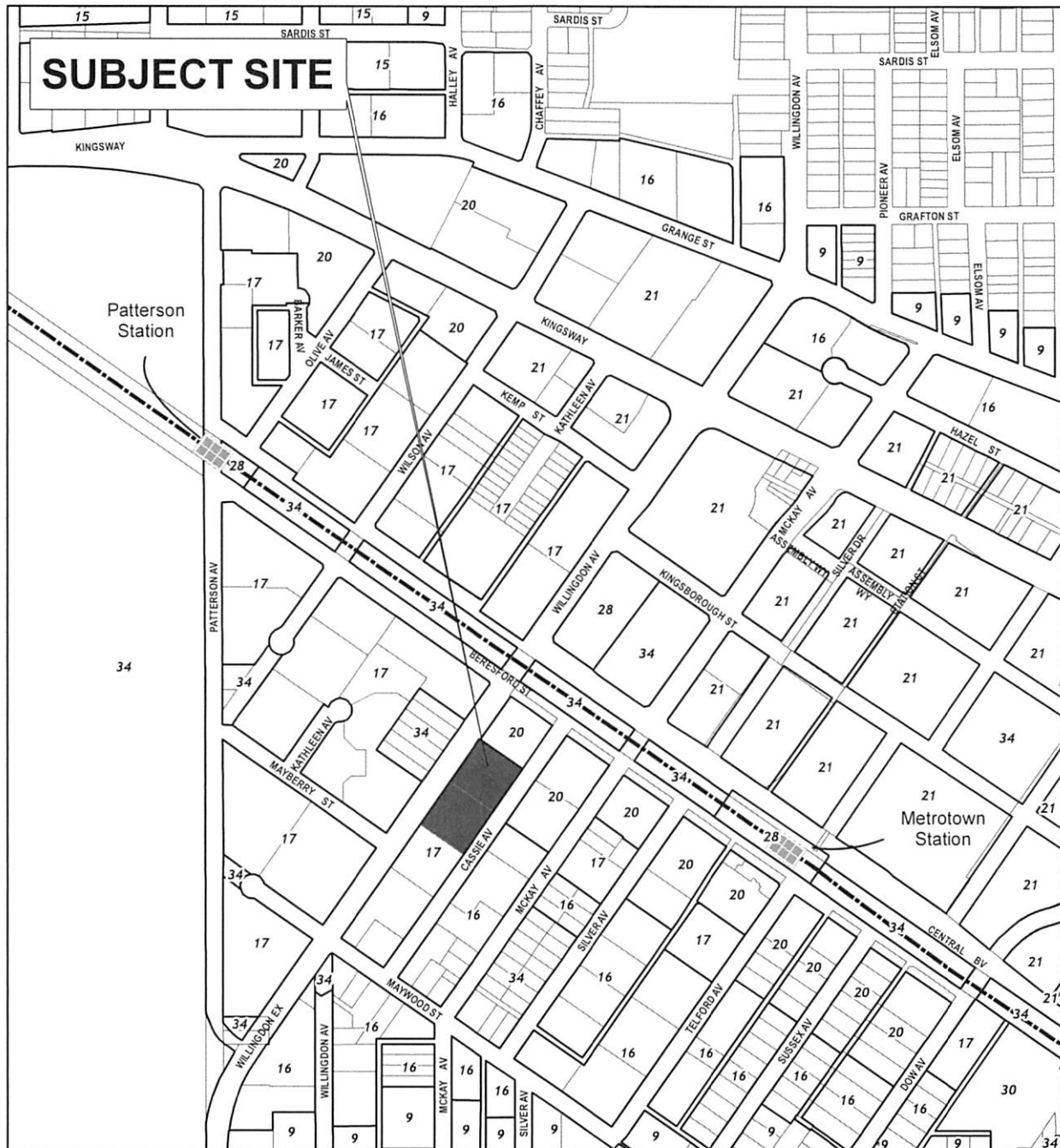
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REZONING REFERENCE #18-03
6280 AND 6350 WILLINGDON AVENUE



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



May 29, 2020

VIA COURIER & EMAIL

Johannes Schumann
Assistant Director Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Dear Johannes:

RE: Rezoning Reference #18-03 - Rezoning Resubmission Application for 6280 + 6350 Willingdon Avenue, Burnaby.

Please accept this resubmission application on behalf of Wesgroup Properties Ltd. (WG) indicating intent to redevelopment of the properties located at 6280 and 6350 Willingdon Avenue within the Maywood Neighbourhood. The original submission was submitted back in January 25, 2018, but was not advanced to Council. At this time Wesgroup Properties Ltd. would like to advance this re-submission to Council. Wesgroup intends to rezone the subject lands from the current RM-3 Multiple Family District to RM5s Multiple Family Residential District consistent with the policies and guidelines set out in the recently adopted Metrotown Downtown Plan.

The proposal considers two multi-family residential buildings in tower form, with a base density of 5.0 FAR with a density offset of 1.1 FAR and a RMr of 1.0 FAR totaling the total density equivalent of 557,759 SF. Parking will be located below grade on multiple levels.

- **Total site area: 78,550 SF**
- **Proposed Tower 1 – Strata Residential**
 - Estimated Stories: 38
 - Estimated Total Area: 282,404 SF (FAR)
 - Estimated number of homes: 351
- **Proposed Tower 2 – Strata/Rental Residential**
 - Estimated Stories: 35
 - Estimated Total Area: 275,354 SF (FAR)
 - Estimated number of homes: 369

The properties are currently improved with two Market Rental Residential apartment buildings containing 116 units nearing the end of economic life. Wesgroup is committed to providing a detailed comprehensive Tenant Relocation plan which will be developed in consultation with the City of Burnaby.

Wesgroup has decided not to proceed with the additional allowable market rental density (RMr) to this project over and above the required 1:1 replacement rental due to the new Rental Use Zoning Policy adopted on March 9, 2020. The density offset was not enough to balance the requirement of the 1:1 ratio of market to CMHC market median units. Wesgroup wishes to continue discussions with the City exploring the opportunity to provide additional market



rental density which we believe would be more appropriate to meet the intent outlined in the City of Burnaby's Metrotown Downtown Plan.

We would like to thank you in advance for your consideration of this rezoning resubmission application and look forward to working with the City of Burnaby.

Should you have any questions regarding this enquiry, please direct these questions to myself: Myra Shunny, Senior Development Manager, Wesgroup Properties Ltd, (604) 700-9396, email: mshunny@wesgroup.ca

Sincerely,
WESGROUP PROPERTIES LTD.



Myra Shunny
Senior Development Manager

cc: Karin Hung, Senior Current Planner, City of Burnaby
Ryan Thé, Vice President, Development, Wesgroup Properties
Michelle Young, Development Coordinator, Wesgroup Properties