

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-29 2020 JULY 22

#### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** IBI Group Architects  
Attn: Martin Bruckner  
700 – 1285 West Pender Street  
Vancouver, BC V6E 4B1
- 1.2 Subject:** Application for the rezoning of:  
Lot 81, District Lots 151 and 153, Group 1, NWD Plan 30645
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 5978 Wilson Avenue (Sketch #1 *attached*)
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 40.4 m (133 ft.), lot depth of 64.2 m (210 ft.), and total area of 2,591.3 m<sup>2</sup> (27,893 sq.ft.)
- 1.5 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 single high-rise apartment building with townhouses fronting Wilson Avenue and a live-work street-oriented component fronting Kemp Street.

#### 2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

##### **A Connected Community**

- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

##### **A Dynamic Community**

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

**An Inclusive Community**

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

**3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS**

The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*), 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.

The property at 5978 Wilson Avenue is improved with a 38 unit, three-storey apartment building that was constructed in 1967. The prevailing zoning is RM3 Multiple Family Residential District.

**4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to facilitate the development of a high-rise apartment building, atop a rental podium, with street-oriented townhousing fronting Wilson Avenue, and work-live units fronting Kemp Street. 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.
- 4.2 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 9.6 FAR, which includes 5.0 FAR (RM5s), 2.2 FAR (RM5r), 1.1 FAR (Density Offset), and 1.3 FAR (C2), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

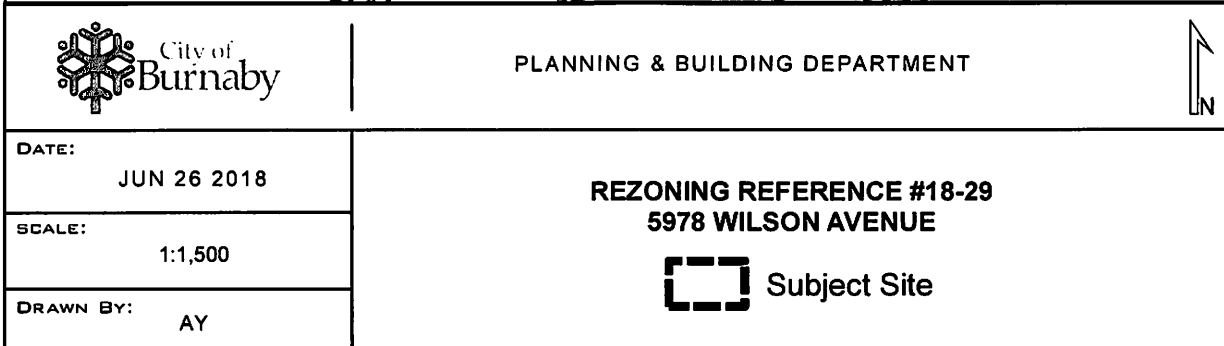
**5.0 RECOMMENDATION**

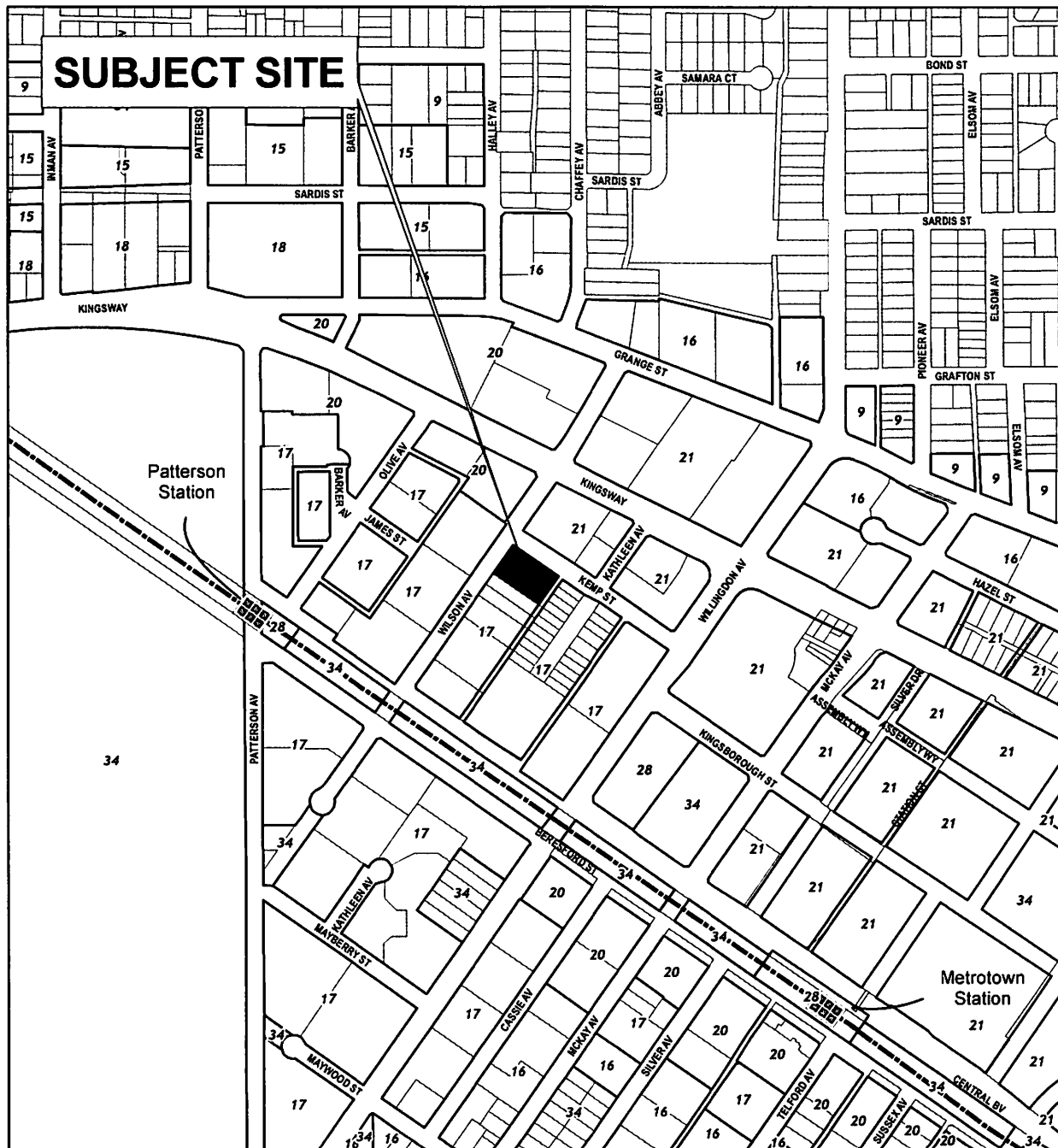
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

GT:tn

***Attachments***

cc: City Solicitor  
City Clerk





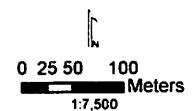
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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



Printed on July 15, 2020

Sketch #2



**IBI GROUP**  
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ibigroup.com

July 16, 2020

Edward W. Kozak  
City of Burnaby Planning and Building Department  
company  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Mr. Kozak:

**REZONING LETTER OF INTENT FOR  
5978 WILSON AVENUE, BURNABY BC  
METROTOWN DOWNTOWN PLAN**

I, Martin Brückner (Architect, AIBC), on behalf of IBI Group Architects (Canada) Inc., have submitted this application to rezone 5978 Wilson Avenue. The site is currently zoned RM3 Multiple Family Residential District and is occupied by a three-storey multiple family residential building with 38 rental units. This rezoning application proposes to rezone the site from the current RM3 Multiple Family Residential District to the CD Comprehensive Development District utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District as guidelines), in line with the Metrotown Downtown Plan. The intent of this rezoning application is to development a high density multiple family residential tower with market strata and rental residential, with 2 levels of residential townhouses on Wilson Avenue and live-work units on Kemp Street. Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

*Attached:*

- Application for Rezoning Form
- Authorization Form
- Title Search Print
- Applicable Fees
- Letter of Intent
- Preliminary Drawings Set

Sincerely,

Martin Brückner  
July 16, 2020