

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-10008
2020 SEPTEMBER 30

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** W.T. Leung Architects
#300 – 973 West Broadway
Vancouver, BC, V5Z 1K3
Attn: Wing Ting Leung
- 1.2 Subject:** Application for the rezoning of:
Lot 293 District Lot 33 Group 1 New Westminster District Plan 53610, and
Lot 101 District Lot 33 Group 1 New Westminster District Plan 25477
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 5777 Willingdon Avenue and 4475 Grange Street
- 1.4 Location:** The subject site is located at the northwest corner of Willingdon Avenue and Grange Street (Sketch #1 *attached*).
- 1.5 Size:** The site has a frontage on Willingdon Avenue of approximately 122.7 m (403 ft.), a frontage on Grange Street of approximately 47.7 m (156 ft.) and an area of approximately 5,672.6 m² (61,059 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-rise residential building consisting of market strata and market rental units, and a mid-rise replacement rental building.

2.0 POLICY FRAMEWORK

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

A Safe Community

- Transportation Safety – Make City streets, pathways, trails and sidewalks safer.

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.

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 Ridge neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*), and is designated for high-density residential under the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential Districts as guidelines.
- 3.2 The property at 5777 Willingdon Avenue is improved with a 65-unit rental apartment building constructed in 1977; the property at 4475 Grange Street is improved with a 21-unit rental apartment building constructed in 1963. 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 construction of a high-rise residential building consisting of market strata and market rental units at the corner of Grange Street and Willingdon Avenue, and a mid-rise non-market rental building fronting Willingdon Avenue. Council's recently adopted Rental Use Zoning Policy, Stream 1 – Rental Replacement is applicable to the subject rezoning application. Under this policy, the applicant will be required to provide non-market rental housing equivalent to the greater of 1:1 replacement of the rental units lost to development, or 20% of the proposed market units under the RM4s 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 6.15 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), and 0.85 FAR (Density Offset), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and Council's approval.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

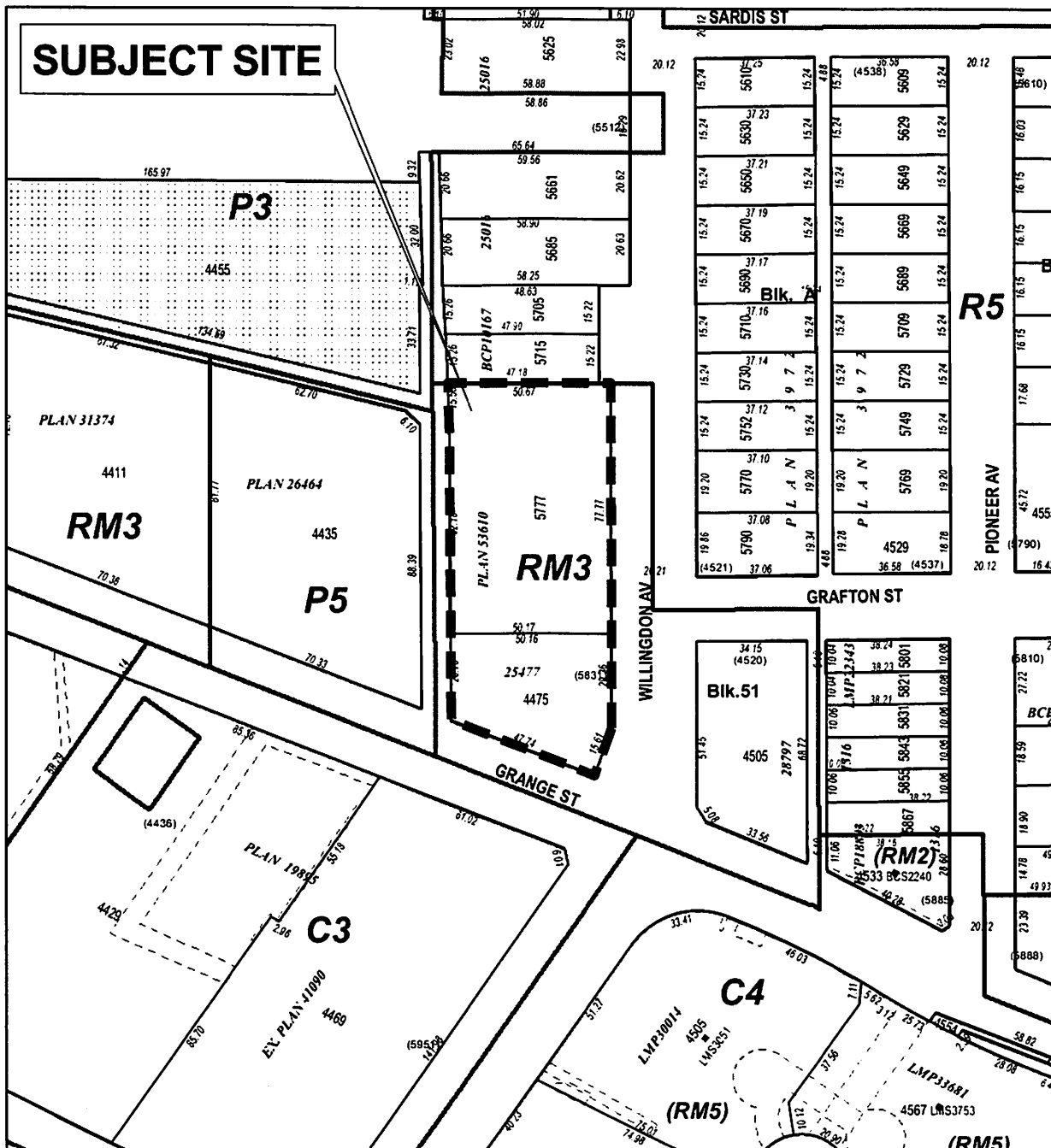
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



PS:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 01 2018

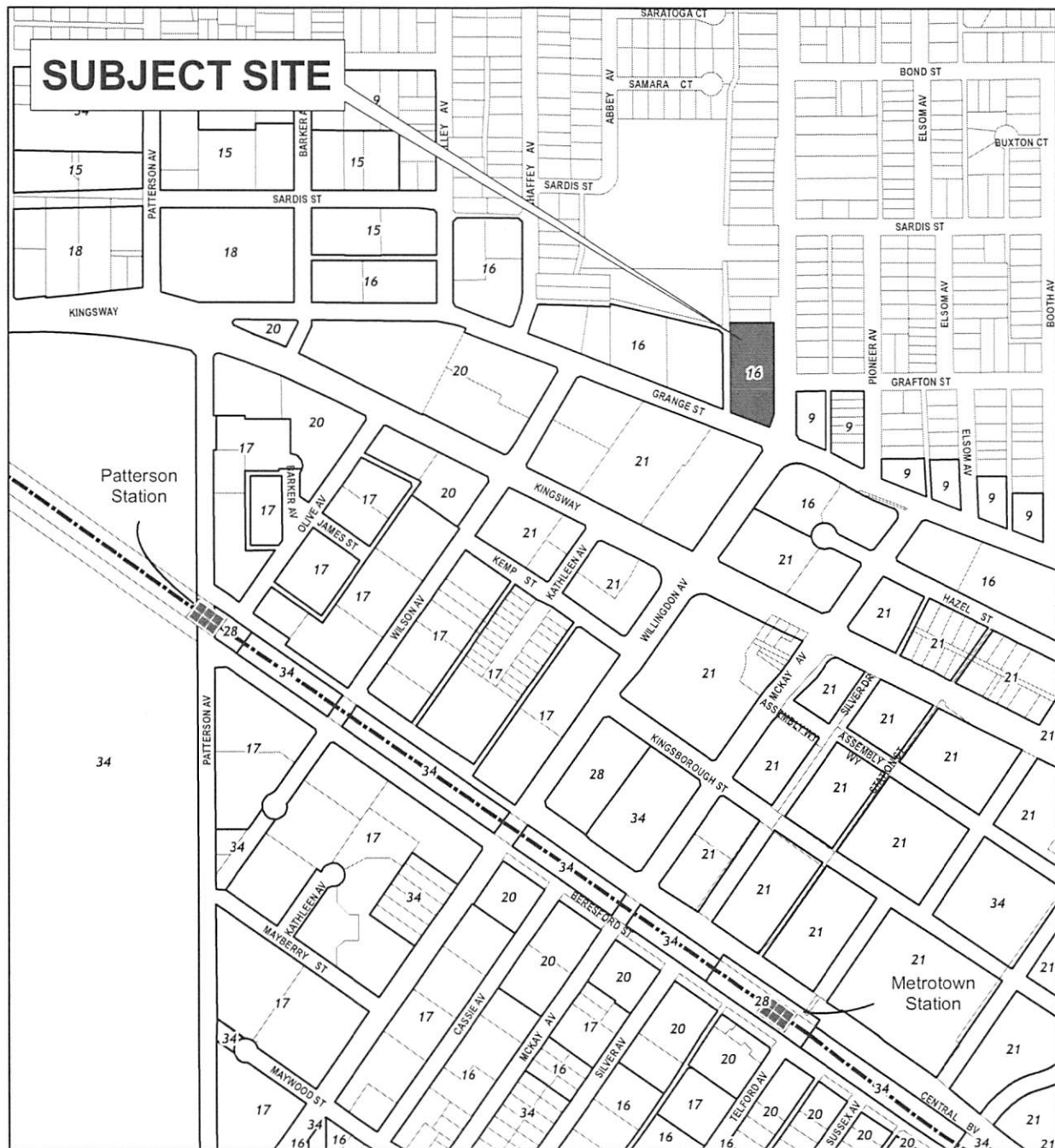
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REZONING REFERENCE #17-10008
5777 WILLINGDON AVENUE
4475 GRANGE STREET

 Subject Site

Sketch #1



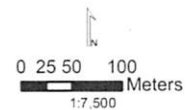
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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



Printed on May 1, 2018

Sketch #2