

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #20-19
2020 September 30

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Brentwood-Willingdon Projects Ltd
1600 - 570 Granville Street
Vancouver, BC V6C 3P1
Attn: Chris Bardon
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 2410, 2430, and a portion of 2350 Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a site area of approximately 7,655.12 m² (82,399 ft²), 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 bylaw amendment is to permit construction of a high-rise market residential building and two non-market residential rental buildings, comprising Phase 3 of the Grove Master Plan.

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

On 2019 November 04, Council granted Second Reading of the Grove Master Plan (Rezoning Reference #17-36), a proposed four phased, mixed-use development located within the Brentwood Town Centre Development Plan area (Sketch #2 *attached*). On 2020 September 14, Phase 1 (Rezoning Reference #19-25) of the master plan, which includes two mixed-use high-rise towers and a low-rise commercial and non-market residential building, was also given Second Reading.

Phase 3 of the master plan is being advanced out of sequence in order to bring forward delivery of the requisite non-market rental housing for both Phases 1 and 3, in accordance with Stream 2 of the Rental Use Zoning Policy. The subject site (Phase 3) comprises 2410, 2430, and a portion of 2350 Willingdon Avenue, and is currently occupied by several older industrial buildings.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the detailed design and construction of Phase 3 of the Grove Master Plan, which includes a high-rise market residential building of up to 50 storeys, and two low-rise non-market rental buildings. The specific density of the site will be determined in accordance with the proposed Density Allocation Covenant for the Grove Master Plan, based on the underlying RM4s and RM4r Multiple Family Residential Districts.
- 4.2 The two proposed non-market rental buildings in Phase 3 provide the balance of the rental requirement for Phase 1 as well as that which would be generated by Phase 3 itself. To ensure the timely completion of the rental requirement, the subject rezoning will be required to advance to Second Reading prior to Final Adoption of Rezoning Reference #19-25 (Phase 1). In addition, the non-market buildings in Phase 3 are to achieve Building Permit prior to occupancy of Tower B in Phase 1. Until these conditions have been met, no further market residential development will be approved in future phases of the Grove Master Plan.
- 4.3 Completion of Rezoning Application #17-36 is required prior to completion of the subject application.
- 4.4 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.



MN:tn

Attachments

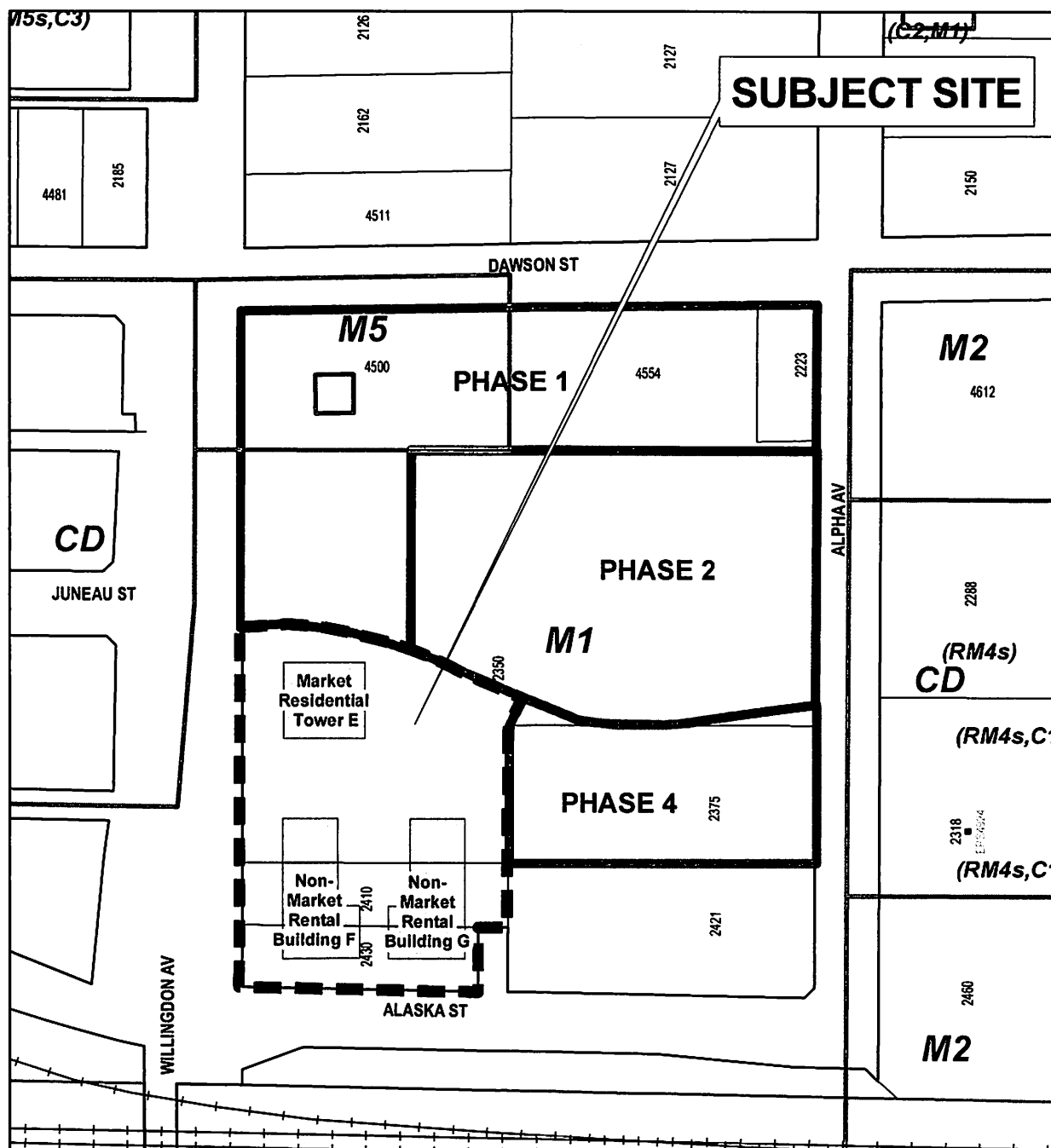
cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2020\20-19 2350.2410.30 Willingdon Avenue\Council Reports\Initial Report\Rezoning Reference #20-19
Initial Report 2020.10.05.doc

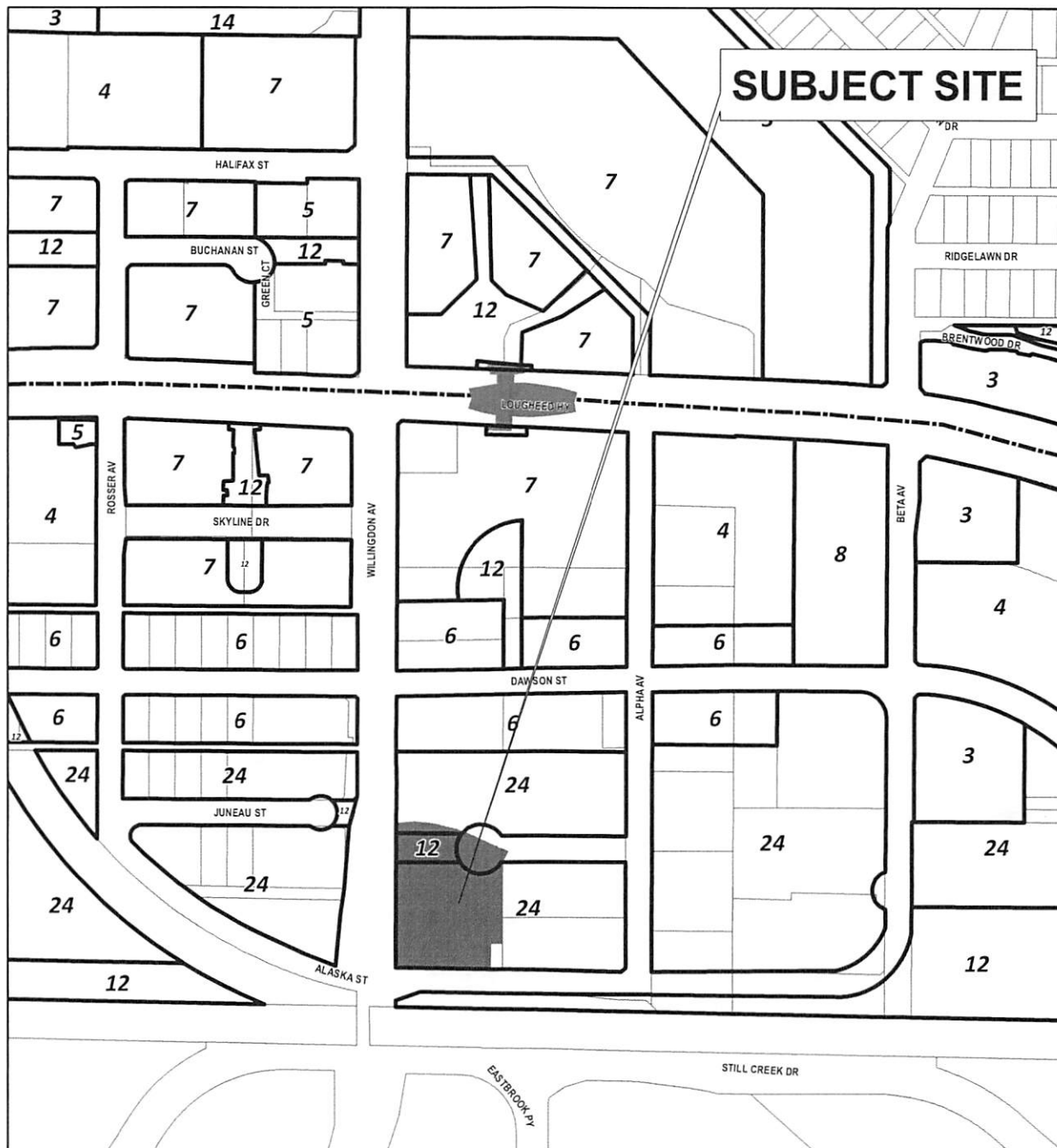
SCHEDULE A

REZONING #20-19: The Grove Phase Three Brentwood Town Centre Development Plan

ADDRESS	LEGAL DESCRIPTION	PID
2410 Willingdon Avenue	North Half Lot 25 Except: the West 33 Feet; DL 124, Group 1, NWD Plan 3343	010-995-625
2430 Willingdon Avenue	Southern Half Lot 25 Except: Firstly: the West 33 Feet Secondly: the East 30 Feet; DL 124, Group 1, NWD Plan 3343	010-995-617
A portion of 2350 Willingdon Avenue	A portion of Lot 121, DL 124, Group 1, NWD Plan 35225	002-305-712



Sketch #1



- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential -

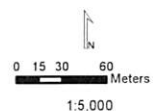
Brentwood Succession (RM4s)



Planning and Building Dept

Printed September 21, 2020

Brentwood Plan



Sketch #2



August 25, 2020

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Edward Kozak, Director

**RE: Rezoning Letter of Intent
Proposed Rezoning of 2350, 2410 & 2430 Willingdon Avenue Under the Proposed Grove
Master Plan**

Dear Mr. Kozak:

Aoyuan Group is pleased to submit to the City of Burnaby the rezoning application for the lands comprised of 2350, 2410 & 2430 Willingdon Avenue. The properties at 2410 and 2430 Willingdon and a portion of the property at 2350 Willingdon Avenue together form "Phase 3" of the Grove Master Plan.

Through this application, Brentwood-Willingdon Lands Ltd. seeks to rezone the Phase 3 lands, which it owns through subsidiary nominee companies, from M1 Manufacturing District to a Comprehensive Development District zoning designation, using RM4s Multiple Family Residential District as a guideline, all in terms of the Grove Master Plan, which has presently obtained Second Reading at Burnaby City Council.

The intent of this rezoning application is to advance the development of Phase 3, a high-rise strata residential building and two non-market rental apartment buildings, all over structured and underground parking, as next phase in sequence following Phase 1 of the Master Plan.

We look forward to working with City staff and Council, as well as residential and commercial stakeholders in the community over the coming years.

Sincerely,

BRENTWOOD-WILLINGDON PROJECTS LTD.

A handwritten signature in black ink, appearing to read "Chris Bardon", is written over a horizontal line.

By: Chris Bardon,
Vice President, Development (Western Canada)

Cc Johannes Schumann, City of Burnaby
Ian Wasson, City of Burnaby