

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-25 2020 SEPTEMBER 30

#### ITEM #06

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Concord Kingsway Projects GP Ltd.  
Attn: Matt Meehan  
Suite 900 – 1095 West Pender Street  
Vancouver, BC V6E 2M6
- 1.2 Subject:** Application for the Rezoning of:  
Lot 1 District Lots 32, 152 and 153 Group 1 New Westminster District  
Plan EPP76863
- From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4754 Kingsway (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site rectangular in shape with a site area of approximately 12,275.00 m<sup>2</sup> (132,127 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 changes to the approved plan of development related to commercial floor area, amenity spaces and residential unit mix.

#### 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 Metro-Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2), and is designated for high-density mixed-use development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines.
- 3.2 The property at 4754 Kingsway is currently vacant, improved with a surface parking lot that served the former Sears Metrotown department store. The subject site was rezoned as part of Rezoning Reference #13-07, which included a Conceptual Master Plan and detailed Phase 1 of development, with a total of six high-rise residential buildings (3 towers within Phase 1), and one high rise office/hotel building, atop retail and office podiums. Rezoning Reference #13-07 was granted Final Adoption on 2019 December 16.

### **4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to accommodate changes to the approved suitable plan of development in light of COVID-19, which includes a reduction in the permitted commercial floor area, a reallocation of amenity spaces with a focus on external amenities, and an amended residential unit mix.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

### **5.0 RECOMMENDATION**

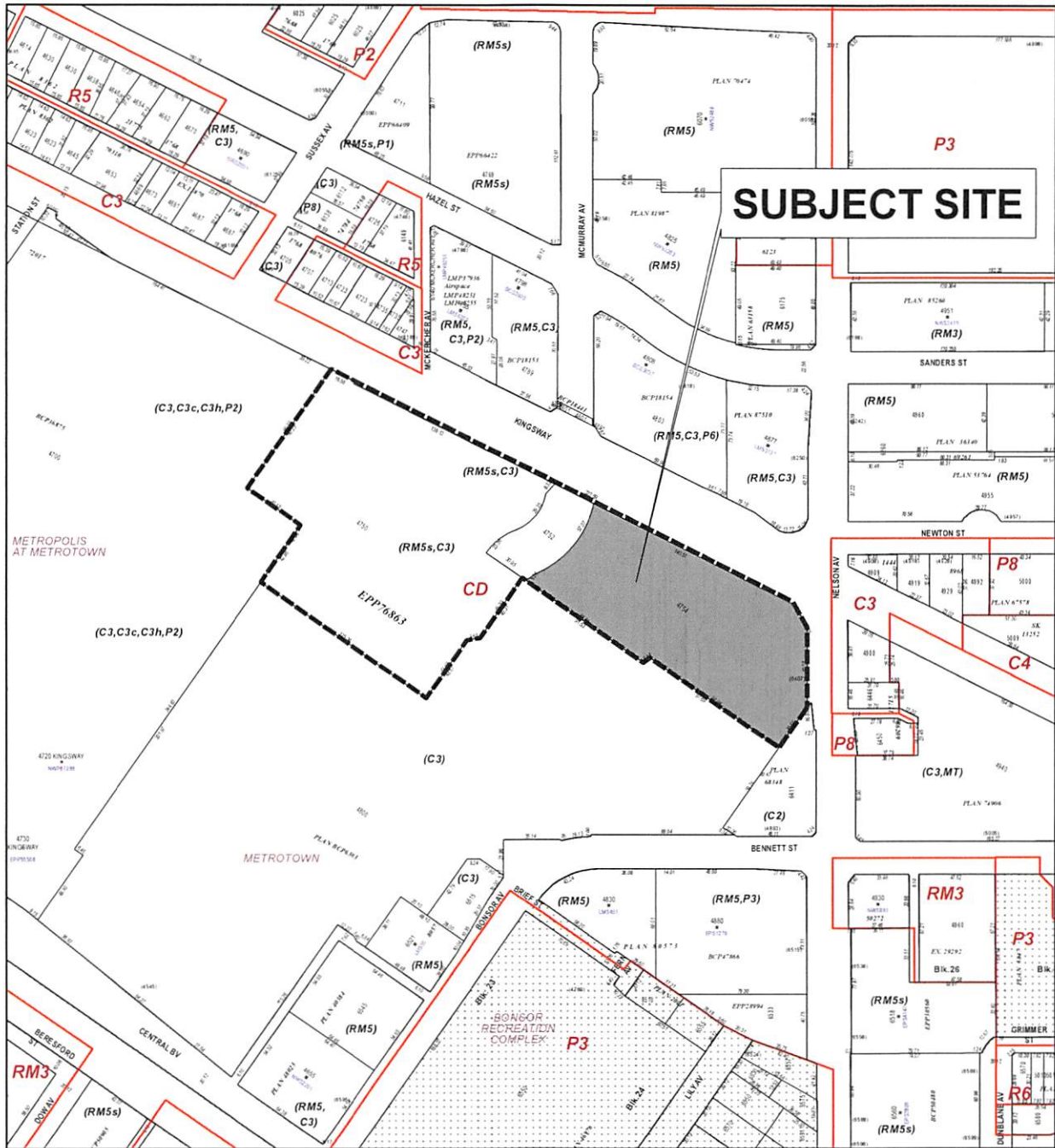
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JBS/JDC:tn

#### ***Attachments***

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date: SEPT 16 2020

scale: 1:4,000

Drawn By: RW

REZONING REFERENCE #20-25  
4754 KINGSWAY

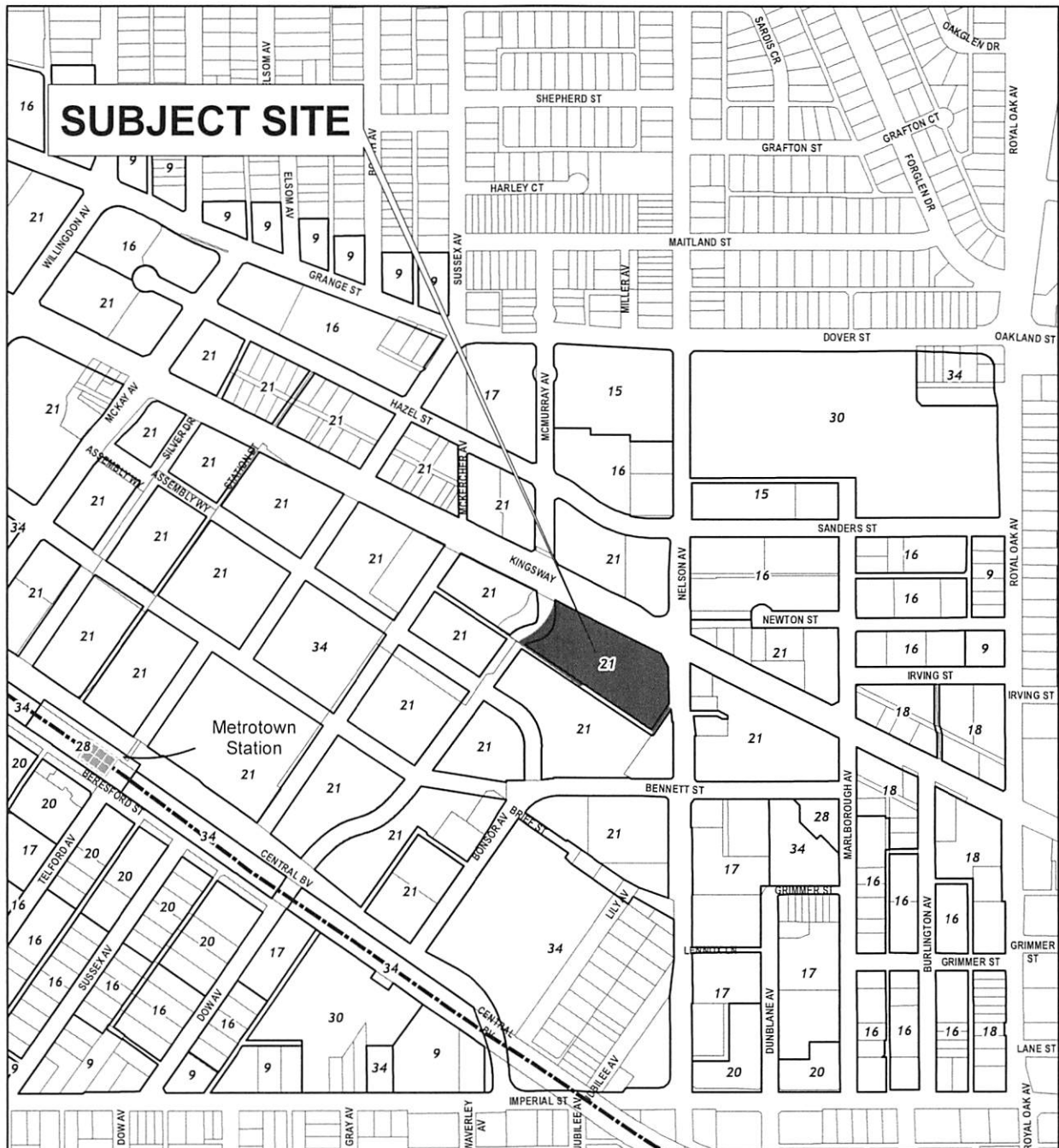


4750 Kingsway



Subject Site

Sketch #1



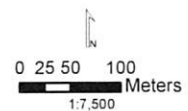
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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



August 26, 2020

Concord Kingsway Projects GP Ltd.  
Suite 900, 1095 West Pender Street  
Vancouver, BC  
V6E 2M6

**To:** Ed Kozak, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re:** Rezoning Letter of Intent  
4754 Kingsway, Burnaby, BC  
Metrotown Downtown Plan

I, Matt Meehan, on behalf of Concord Kingsway Projects GP Ltd, have submitted this application to rezone 4754 Kingsway from the current CD Comprehensive Development District utilizing the C3 General Commercial District and RM5s Multiple Family Residential District to the Amended CD Comprehensive Development District utilizing the C3 General Commercial District and RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The intent of this rezoning application is to primarily amend the commercial and amenity components of the approved CD Plans under Rezoning Reference #13-07 to address design issues related to COVID-19. Further amendments to unit composition are proposed to address affordability, current market conditions, and area demand. As there are no changes to the density of the site from that which was approved under Rezoning Reference #13-07, we understand that rental uses are not required as part of this application.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



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Matthew Meehan, SVP Planning  
Concord Kingsway Projects GP Ltd.

Distribution  
Ellen Sy, Concord Pacific  
Peter Webb, Concord Pacific