

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-34 2020 DECEMBER 09

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Belford (McKay) Properties Limited Partnership
Attn: Jay Lin
Suite 1630 -1177 West Hastings Street
Vancouver, BC V6E 2K3
- 1.2 Subject:** Application for the rezoning of:
Lot 17, Block, DL 151 and 153, Group 1, NWD Plan 34561 and Lot B,
Block DL 153, Group 1, NWD Plan 8356
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6433 McKay Avenue, 6366 Cassie Avenue (see *attached* Sketches #1 & #2)
- 1.4 Size:** The site is irregular in shape with a frontage on Cassie Avenue of approximately 112.6 m (369 ft.), a frontage on McKay Avenue of approximately 90.5 m (297 sq. ft.), and a site area of approximately 6,078.9 m² (65,433 sq. ft.)
- 1.5 Services:** The Director of Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of this rezoning bylaw amendment is to permit the development of a high-density multi-family residential building with street-oriented townhouses.

2.0 POLICY FRAMEWORK

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

A Connected Community.

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

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

A Healthy Community

- Community involvement - Encourage residents and businesses to give back to and invest in the community.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1** The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketches #1 & #2). The subject development site encompasses a two-lot assembly at 6366 Cassie Avenue and 6433 McKay Avenue. The property at 6366 Cassie Avenue is improved with a 59-unit, three-storey apartment building that was constructed in 1969; the property at 6433 McKay Avenue is improved with a 36-unit, three-storey apartment building that was constructed in 1968. The prevailing zoning for both sites is RM3 Multiple Family Residential District.
- 3.2** North of the site is a high-density mixed-use development, “Gold House” (Rezoning Reference #13-23). West of the site, across Cassie Avenue are low-rise apartment buildings. To the east, across McKay Avenue, is a development site currently under construction (Rezoning Reference #17-25) and Maywood Park. Directly to the south is a four-storey strata development (Rezoning Reference #11-32).
- 3.3** The applicant currently has four rezoning applications in stream in the Maywood neighbourhood of the Metrotown Downtown Plan area, including the subject application (Rezoning References #17-34, #17-39, #18-21, and #18-23). On 2020 December 7, Council adopted a staff report endorsed by the Planning and Development Committee proposing that the four applications be advanced concurrently and under a Phased Development Agreement (PDA) bylaw. Under the proposed terms of the PDA bylaw, the subject site would support market residential strata tenure only and have a development density of 3.6 FAR.

4.0 GENERAL INFORMATION

- 4.1** The applicant is requesting to rezone the subject development site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of a single high-rise residential strata apartment building with townhouses oriented towards Cassie and McKay Avenues and Maywood Park, and full underground parking. Vehicular access would be from Cassie Avenue.
- 4.2** The 95 existing rental units on site will be replaced at 6630 Telford Avenue under Rezoning Reference #18-23, which will achieve Final Adoption and Occupancy prior to, or concurrent with the subject rezoning application.
- 4.3** Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted is 3.6 FAR and proposed tenure is market residential strata only, in accordance with the draft PDA bylaw terms articulated in the 2020 December 7 Council report.

- 4.4 The proposed prerequisite conditions of the rezoning, including Council adoption of a Phased Development Agreement bylaw, will be included in a future report.

5.0 **RECOMMENDATION**

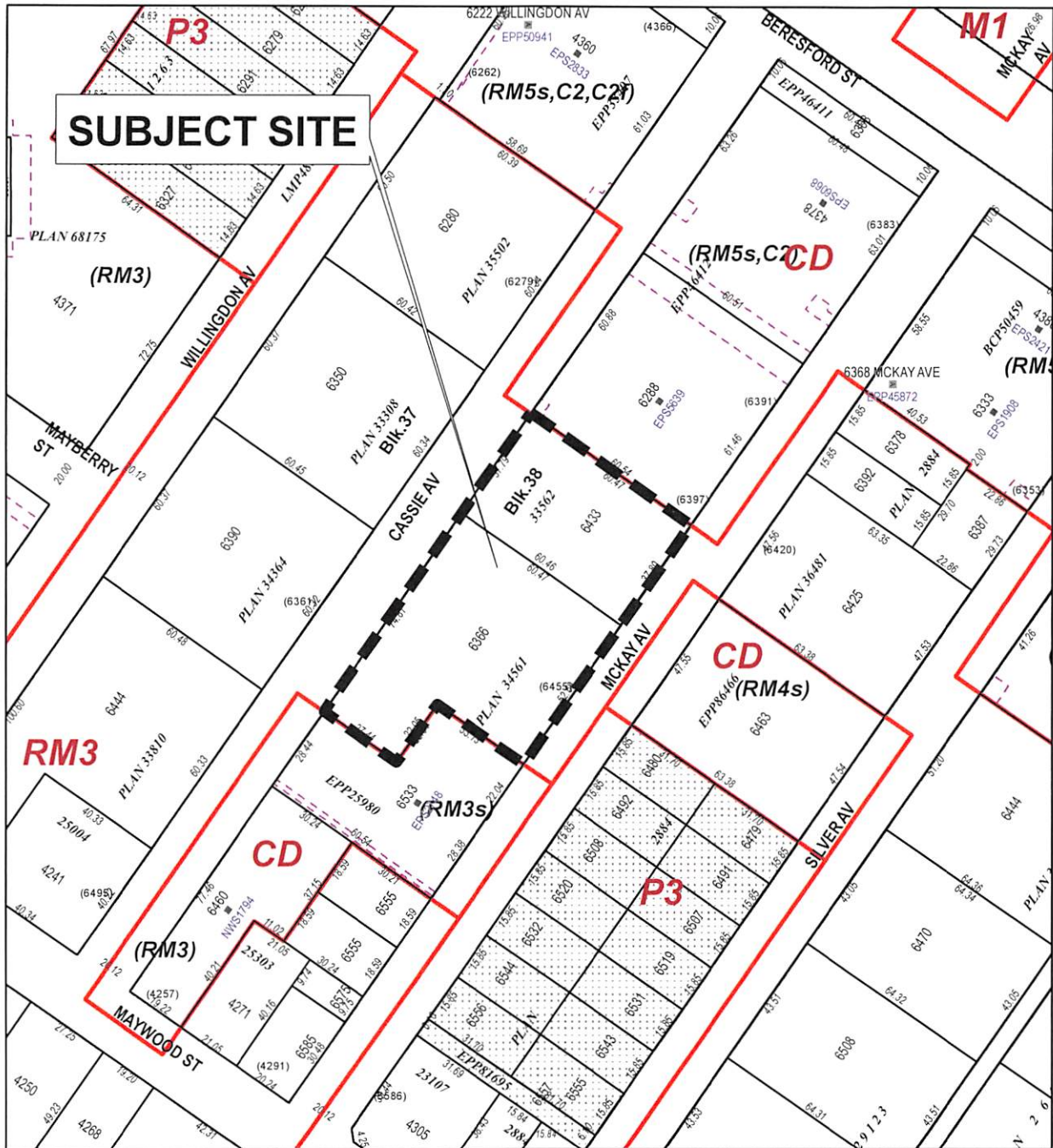
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JDC:jz

Attachment

cc: City Solicitor City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
NOV 25 2020

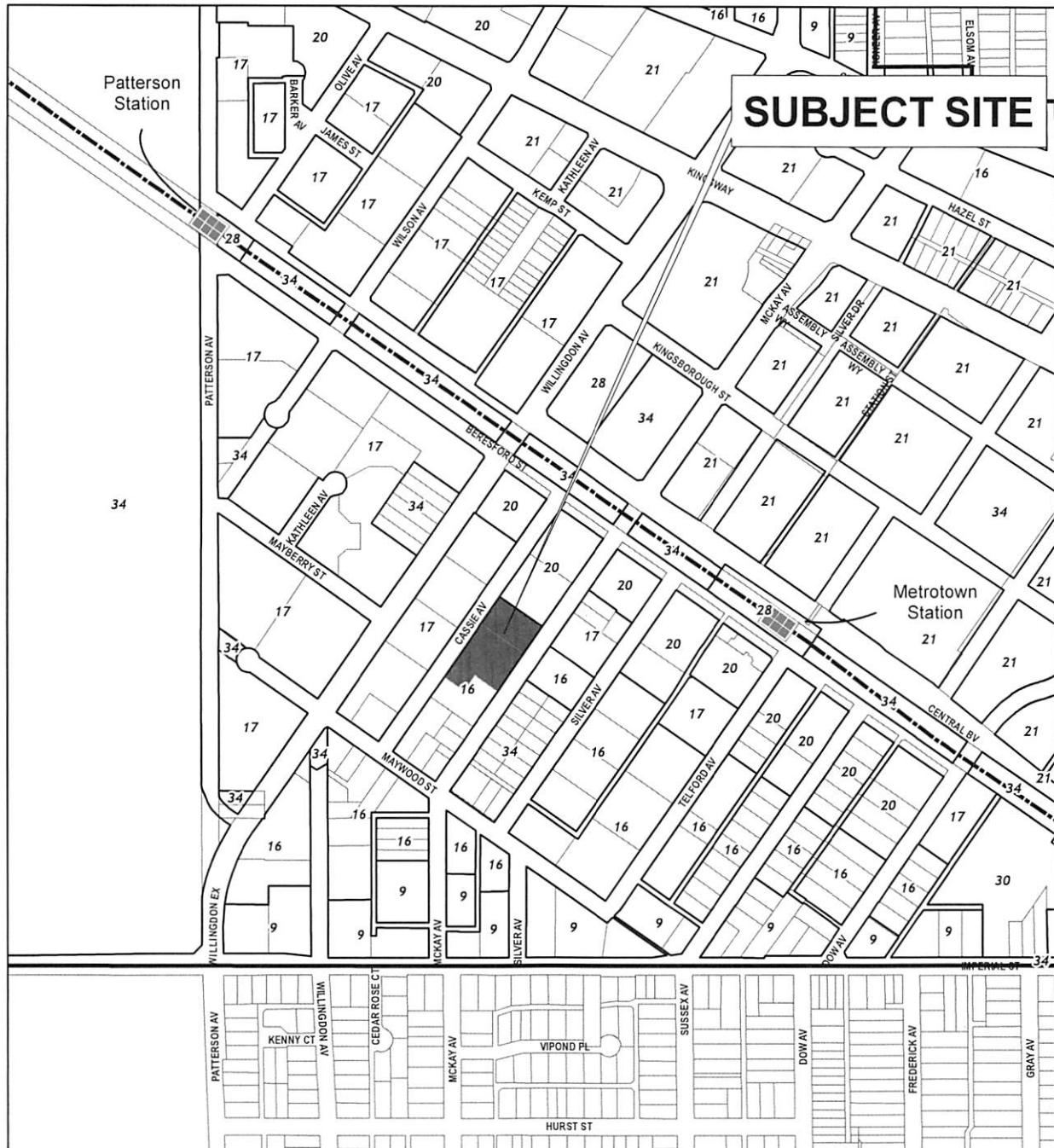
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REZONING REFERENCE #17-34
6366 CASSIE AVENUE AND 6433 MCKAY AVENUE

 Subject Site

Sketch #1



- | | |
|-------------------------------------|-------------------------------------|
| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan

