

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-21 2020 DECEMBER 09

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Belford (Maywood) 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 B, Block, DL 153, Group 1, NWD Plan 2666
- 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:** 4355 Maywood Street (see *attached* Sketches #1 & #2)
- 1.4 Size:** The subject site is rectangular in shape, with a width of approximately 67.3 m (221 ft.), depth of approximately 40.2 m (132 ft.), and a site area of approximately 2,706.5 m² (29,133 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 site is improved with a three-storey development constructed in 1967. The prevailing zoning for the site is RM3 Multiple Family Residential District. There are low-rise 1960s era apartment buildings located directly north and to the east of the development site. To the south of the site there are low-rise residential developments. Immediately south of the site, across Maywood Street, there is a site currently under rezoning (Rezoning Reference #17-10004). To the west of the site, across Silver Avenue, there are low-rise residential dwellings and Maywood Park.
- 3.2 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 7.82 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 a low-rise podium and full underground parking.
- 4.2 The 39 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 7.82 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. 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

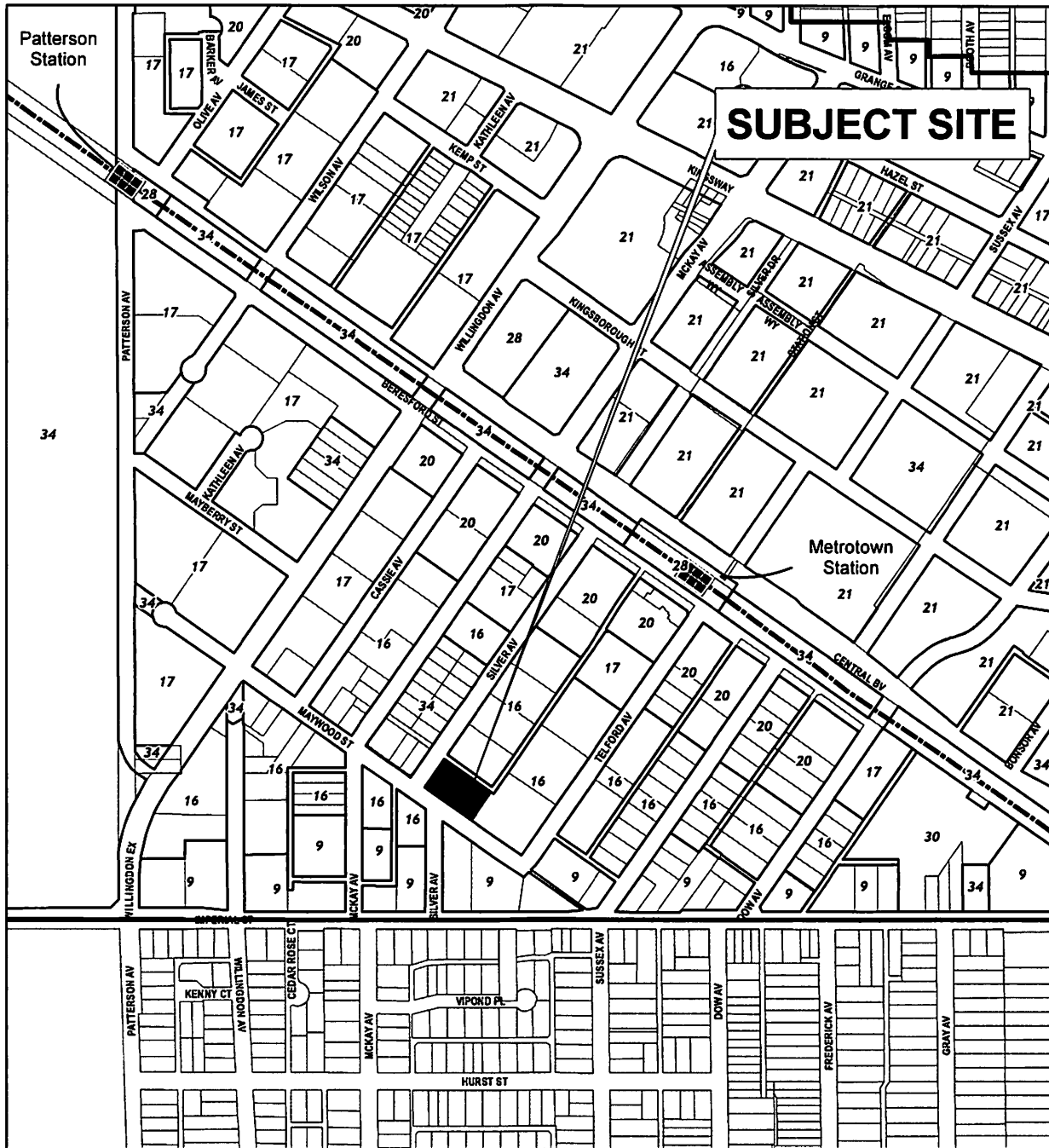
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JDC:jz

Attachment

cc: City Solicitor City Clerk



- 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

