

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #20-32 2021 February 03

### ITEM #02

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Aplin and Martin Consultants Ltd  
1680-13450 – 102<sup>nd</sup> Avenue  
Surrey, BC V3T 5X3  
Attn: Anya Paskovic
- 1.2 Subject:** Application for the rezoning of:  
**Schedule A (*attached*)**
- From:** P2 Administration and Assembly District, P3 Park and Public Use District, and Comprehensive Development District (based on RM5 Multiple Family Residential District)
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 7252, 7264, 7282 Kingsway, and 7255 Edmonds Street (Sketch #1 *attached*).
- 1.4 Size:** The site is irregular in shape with a site area of approximately 18,211.5 m<sup>2</sup> (196,027 ft<sup>2</sup>), subject to legal survey.
- 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 establish a master plan and development guidelines for the four publically owned lots at the southwest corner of Kingsway and Edmonds, as well as to initiate a community plan amendment to permit high-density mixed-use development on the subject site.

#### 2.0 POLICY FRAMEWORK

The proposed development 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**

- 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**

The subject site comprises four publicly owned lots (the “**Lands**”) located at the southwest corner of Kingsway and Edmonds Street within the Council-adopted Edmonds Town Centre Plan area (see Sketch #2 *attached*). The City-owned 7252 and 7282 Kingsway, which are now vacant, previously housed the Kingsway Branch Library and the Edmonds 55+ Community Centre. The City-owned 7255 Edmonds Street accommodates surface parking and BC Hydro transmission lines. The property at 7264 Kingsway is owned by the Provincial Rental Housing Corporation and accommodates the Hall Towers; two older mid-rise buildings containing 331 non-market housing units that are operated by BC Housing. Under the Edmonds Town Centre Plan, the properties at 7252, 7264, and 7282 Kingsway are identified for high-density multiple-family residential development utilizing the CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts as guidelines). The property at 7255 Edmonds is designated for Park and Public Use.

In 2018 January, recognizing the potential value of a joint venture redevelopment of the Lands, the City and BC Housing (the “**Partnership**”) entered into a Memorandum of Understanding (“**MOU**”) that established the basis of facilitating the potential sale, subdivision and comprehensive redevelopment of the subject properties to support the replacement of Hall Towers, as well a new opportunities for non-market and market housing, supporting amenities, and commercial uses.

On 2019 January 29, the Partnership issued a Request for Expressions of Interest (“**RFEOI**”) in order to generate and evaluate interest in the comprehensive redevelopment of the Lands, and to facilitate feedback from the development community on some of the more challenging spatial, financial, and technical aspects of the proposal. Based on feedback from the RFEOI process, staff developed a new development approach for the site’s advancement, which involves a City and BC Housing led Master Comprehensive Development Rezoning in order to establish a clear framework and guidelines to inform future land tenders and site specific rezoning applications. Subsequently, in 2020 July, the City and BC Housing entered into a revised MOU reflecting this new arrangement.

Also at that time, BC Housing, in coordination with the City, issued a Request for Proposals for a consultant team to lead the master planning process, and subsequently retained Urban Strategies Inc. as the lead consultant in coordinating the planning, economics, and communications scopes of work.

## **4.0 GENERAL INFORMATION**

4.1 The scope of the subject rezoning bylaw amendment is twofold:

1. to permit the inclusion of the C3 General Commercial District by way of a community plan amendment to take effect upon Council granting Second Reading to the rezoning amendment bylaw; and,
2. to establish a master plan and development guidelines for the overall site, including defining form, density, subdivision, site servicing, and phasing.

The purpose of the community plan amendment and master plan is to provide a context for the site's redevelopment involving high-density, mixed-use with non-market and market housing, commercial space, community services and public amenities, including the replacement of the existing 331 non-market units that comprise Hall Towers. The master plan's intent is also to improve connections between Edmonds Street and Kingsway, as well as deliver significant public realm upgrades along the Highland Park Line Trail, including a new terminus plaza.

Council's adopted Rental Use Zoning Policy (Stream 1 and 2, Rental Replacement and Inclusionary Rental) is applicable to the subject rezoning application. Voluntary rental within the General Commercial District (C3) would also be permitted in accordance with Stream 3 of the Rental Use Zoning Policy.

The subject rezoning application would not approve any specific new development, although subdivision of the lands is anticipated to occur concurrent with Final Adoption of the subject rezoning in order to allow the Partnership to proceed independently with future land tenders and site specific rezoning applications. Details of the master plan concept, including any proposed land transactions between the Partnership will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing.

- 4.2 Although a suitable plan of development has yet to be determined, it is noted that the maximum density permitted may be up to 14.3 FAR, which includes 5.0 FAR (RM5s), 2.2 FAR (RM5r), 1.1 FAR (Density Offset), and 6.0 FAR (C3) subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATIONS**

- 1. **THAT** Council authorize staff to undertake an amendment to the Edmonds Town Centre Plan as outlined in Section 4.1 of this report.
- 2. **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:JZ

**Attachments**

- cc: City Solicitor
- City Clerk

## **SCHEDULE A**

### **REZONING #20-32: Kingsway and Edmonds Master Plan Edmonds Town Centre Plan**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
7252 Kingsway	Lot 192 Except: Part Subdivided by Plan 48429; DL 95, Group 1, NWD Plan 37840	008-458-839
7264 Kingsway	Lot 201, DL 95, Group 1, NWD Plan 48429	002-534-631
7282 Kingsway	Lot 199, DL 95, Group 1, NWD Plan 48260	002-508-087
7255 Edmonds	Parcel 2 (Reference Plan 60330) Except: Part Road on Plan LMP44291; DL 95, Group 1, NWD	003-033-201



**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

October 26, 2020

Our File: 19-1115

Anya Paskovic, MCIP RPP, Planner  
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Surrey, BC V3T 5X3  
Phone: 604-562-7757

Edward W. Kozak, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

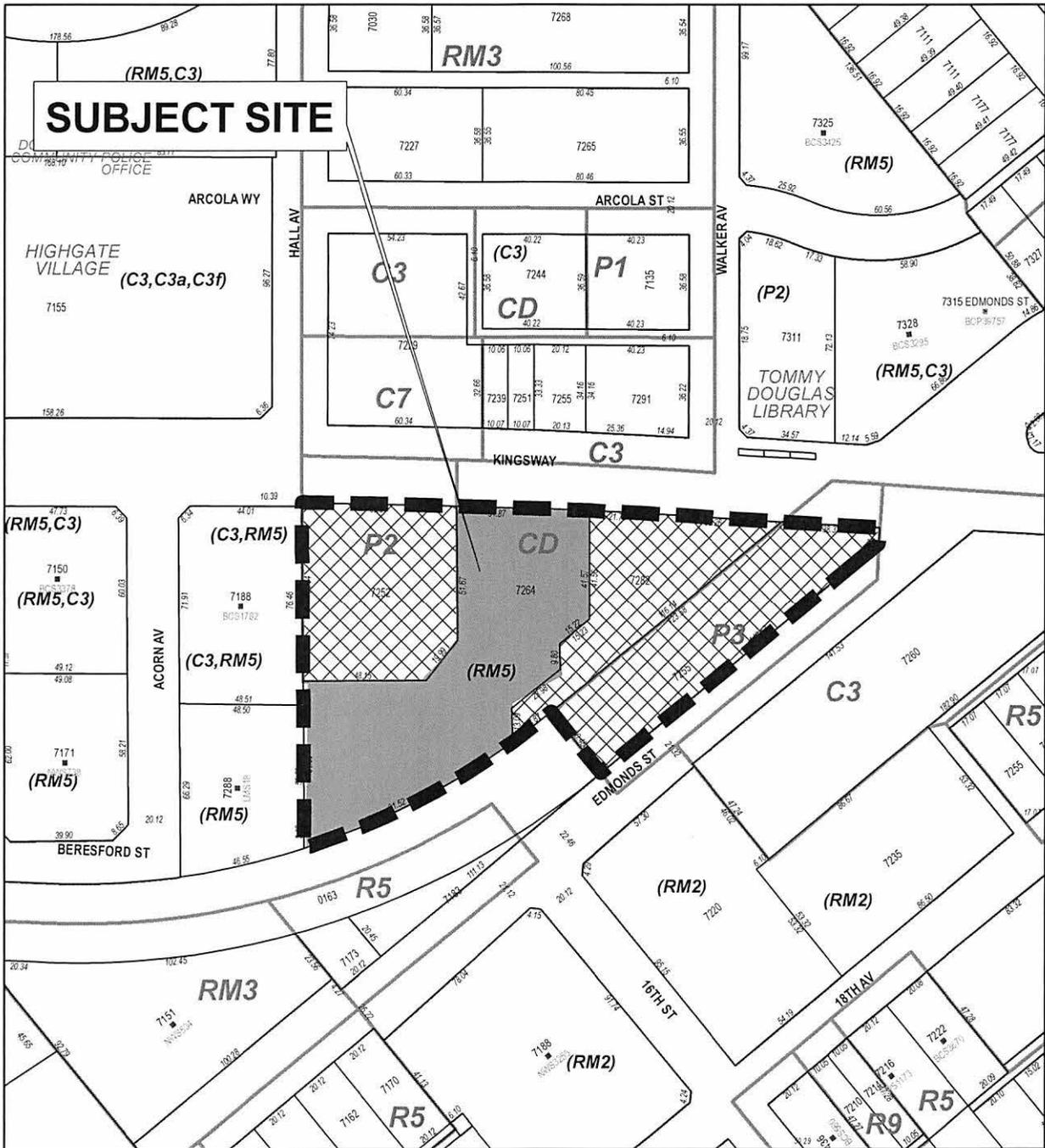
**Re: Rezoning Letter of Intent**  
7252, 7264, and 7282 Kingsway & 7255 Edmonds St.  
Edmonds Town Centre

I, Anya Paskovic of Aplin Martin Consultants Ltd. (Aplin Martin), on behalf of BC Housing and the City of Burnaby (the "Partnership"), have submitted this application to amend the Edmonds Town Centre Plan and develop a master plan for the City and provincially owned properties located at the south-west corner of Kingsway and Edmonds Street. The properties at 7252, 7264, and 7282 Kingsway are currently designated for high-density residential development. The property at 7255 Edmonds Streets is currently designated for public park use. As such, on behalf of the Partnership, we are requesting an amendment to the Edmonds Town Centre Plan for 7252, 7264, and 7282 Kingsway, for the inclusion of the C3 General Commercial District as a guideline, as well as 7255 Edmonds Streets, for the inclusion of RM5s, RM5r Multiple-Family Residential District as guidelines, in order to bring this portion of the Town Centre into conformance with the surrounding high-density, mixed-use designations. Through the proposed master plan, a new subdivision plan would be established for the City and provincially owned lands to enable the comprehensive redevelopment of the subject properties to support non-market and market housing, supporting amenities, and commercial uses. If the Edmonds Town Centre Amendment and associated Master Plan Rezoning Application is approved by Council, subsequent site specific rezoning applications would be advanced to establish the specific form and uses for each respective lot.

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

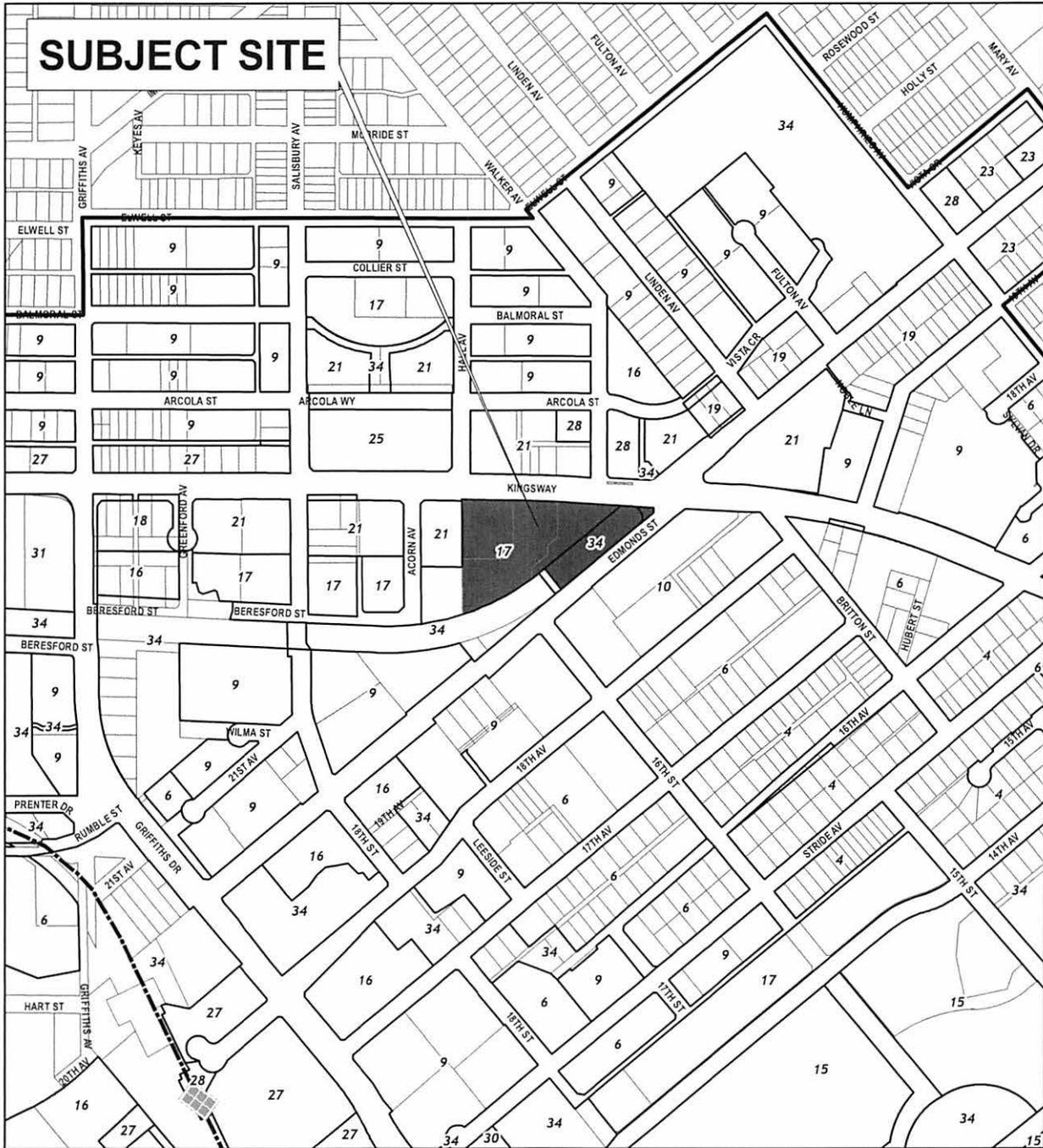
Anya Paskovic, MCIP RPP, Planner  
Aplin Martin Consultants Ltd.



	PLANNING & BUILDING DEPARTMENT <div style="text-align: right;">  </div>
Date: <p style="text-align: center;">JAN 28 2021</p>	<b>REZONING REFERENCE #20-32</b> <b>7252, 7264, &amp; 7282 KINGSWAY</b> <b>AND 7255 EDMONDS STREET</b>
scale: <p style="text-align: center;">1:2,500</p>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="625 1819 836 1862">  Subject Site         </div> <div data-bbox="1039 1819 1347 1862">  City-Owned Property         </div> </div>
Drawn By: <p style="text-align: center;">RW</p>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="625 1883 1226 1915">  Owned by Provincial Rental Housing Corporation         </div> </div>

**Sketch #1**

# SUBJECT SITE



4	Single and Two Family Residential	16	High Density Residential (RM4s)	27	Commercial
6	Ground Oriented Residential (RM2)	17	High Density Residential (RM5s)	28	Institutional
7	Ground Oriented Mixed Use (RM2/C1)	18	High Density Mixed Use (RM4s/C2)	30	Public School (P3)
9	Medium Density Residential (RM3s)	19	High Density Mixed Use (RM4s/C3)	31	Industrial
10	Medium Density Mixed Use (RM3s/Commercial)	21	High Density Mixed Use (RM5s/C3)	34	Park and Public Use
11	Medium Density Mixed Use (RM3s/P5)	23	Urban Village Commercial	37	Study Area
15	High Density Residential (RM5)	25	General Commercial (C3)	41	Medium Density Mixed Use (RM3s/Commercial/P1)



City of Burnaby  
Planning and Building Dept

## Edmonds Town Centre Plan Development Guidelines

