

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-01
2021 February 03

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ledingham McAllister
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
(Attention: Robert Estey)
- 1.2 Subject:** Application for the rezoning of:
Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090, Except Plan EPP61185
- From:** CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** Portion of 7201 11th Avenue
- 1.4 Location:** The subject site is located within the Southgate Master Plan area and will front onto the future Southgate Boulevard (Sketches #1 and #2 *attached*).
- 1.5 Size:** The proposed subject site is irregular in shape with a total area of 5,040 m² (54,250 sq.ft.).
- 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 market residential development, and amendment to the Southgate Master Plan.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Edmonds Town Centre Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social Connection – Enhance social connections throughout Burnaby

A Dynamic Community

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

An Inclusive Community

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject site is located within Sub-Area 2 of the Edmonds Town Centre Plan area, and within the Gateway neighbourhood of the Southgate Master Plan community, which was established through a Master Plan rezoning process (Rezoning Reference #14-25) and was granted Final Adoption by Council on 2015 July 20. The site is comprised of a portion of 7201 11th Avenue (see *attached* Sketches #1 and #2), which is zoned CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District) in accordance with the Southgate Master Plan. The applicant is proposing an Amended CD Comprehensive Development District (based on the RM5 District and Southgate Master Plan as guidelines). It should be noted that a Master Plan rezoning amendment is included within this application in order to accommodate the Rental Use Zoning Policy, adopted by Council on 2020 February 19. The rental uses required as part of this application are being fulfilled through Rezoning Reference #20-03. As such, Rezoning Reference #20-03 must achieve Final Adoption prior to the subject rezoning amendment being advanced to a Public Hearing.

The subject site is currently occupied by an industrial warehouse building and related surface parking and loading facilities. Vehicular access to the overall master plan site is currently available from 18th Street and 11th Avenue.

- 3.2 Immediately to the north, Rezoning Reference #17-07 for a six storey non-market residential building, received second reading on 2019 December 02; industrial warehouse buildings and several accessory buildings/structures are located to the west and east; and, vacant land designated for future development of the Island Neighbourhood is located to the south (Rezoning References #14-28, #16-08, and #16-10).

4.0 BACKGROUND INFORMATION


- 4.1 The approved Southgate Master Plan permits a maximum residential density of 2.86 FAR, inclusive of an available 0.4 FAR bonus, and 0.26 FAR alternative density available for

affordable/non-market housing (i.e. co-op, non-market housing, purpose built rental). The Master Plan notes that some parcels may have higher Floor Area Ratios based on net site areas, but the cumulative densities of each individual parcel must not exceed 2.86 FAR. The maximum allowable market residential gross floor area for the Southgate community, under the adopted master plan, is 546,611.6 m² (5,883,678 sq. ft.) across five neighbourhood areas. A Density Allocation Covenant details this arrangement, as well as establishes provisions for the transfer of gross floor area (15%) from one neighbourhood area to another.

- 4.2 The purpose of this rezoning is to facilitate a market strata development of up to 50 storeys, with a six storey podium. A Master Plan rezoning amendment to implement the Rental Use Zoning Policy on the subject site as well as the remaining Southgate Master Plan lands is being pursued in connection with this application. This amendment would account for the application of the City's Rental Use Zoning Policy, as well as reconcile the overall site's density resulting from Council's approval of Rezoning Reference #20-03 (should Final Adoption be achieved). The 20% non-market rental housing requirement would apply to all undeveloped sites within Southgate that have not yet achieved Second Reading. As noted, the non-market rental requirement (Stream 2 – Inclusionary Rental) under the Rental Use Zoning Policy required for the subject site is proposed to be accommodated on a nearby development site (Rezoning Reference #20-03). As such, rental density (RM5r), and density offset are not available to the subject site. Furthermore, to ensure delivery of the required inclusionary non-market rental units in Rezoning Reference #20-03, in order to advance the subject application to Public Hearing, secured funding to ensure the construction of the rental obligation provided for under Rezoning Reference #20-03, as well as its associated rezoning amendment bylaw receiving Final Adoption by Council, is required. In addition the issuance of a Building Permit and execution of construction contracts are required prior to the subject rezoning amendment bylaw receiving Final Adoption by Council. Finally, the housing obligation approved through Rezoning Reference #20-03 must achieve occupancy prior to development associated with the subject application. Therefore, until the inclusionary non-market rental conditions have been met, no further market residential will be approved in future phases of Southgate.

- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

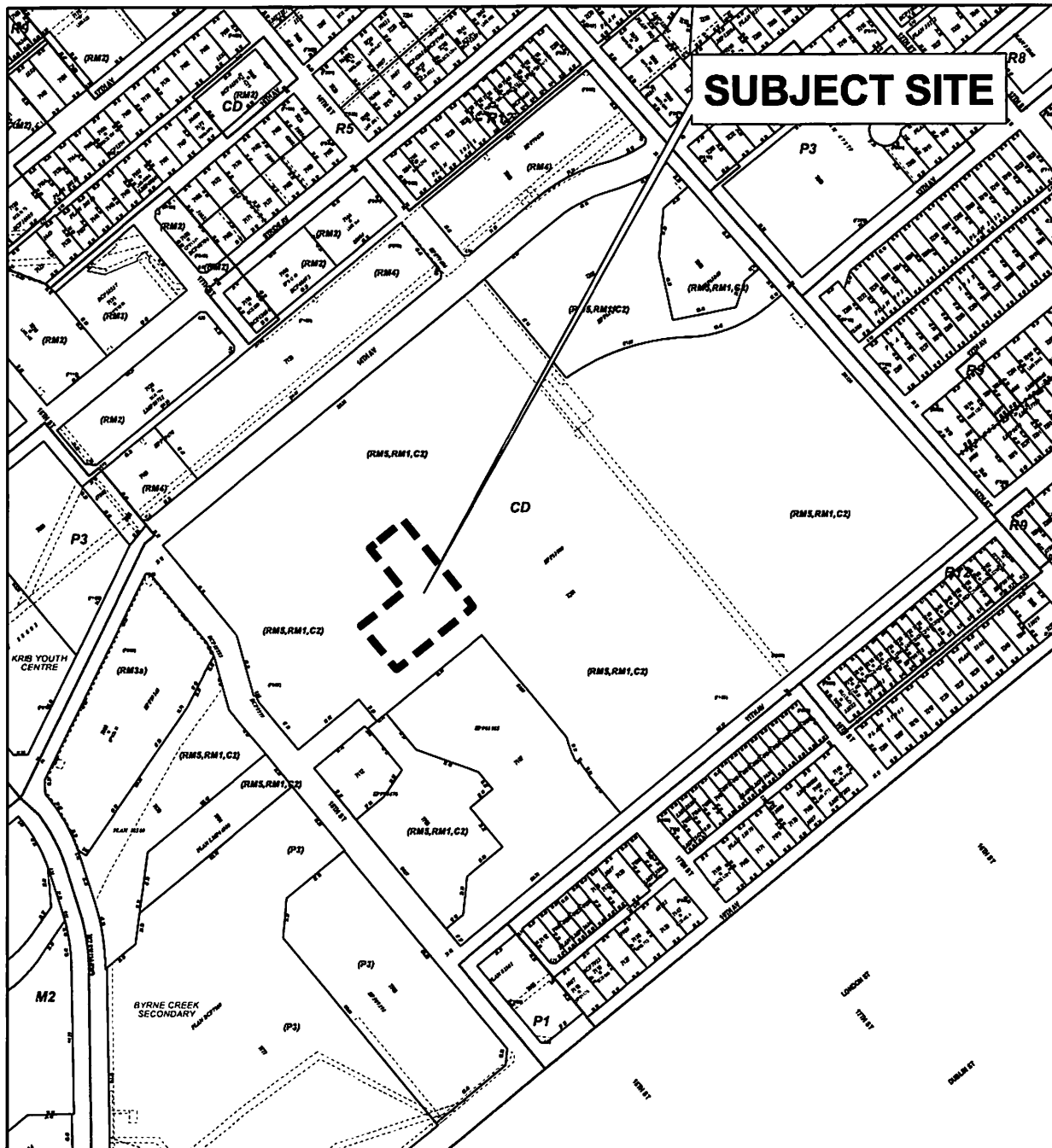
5.0 RECOMMENDATION

 **THAT** the Planning and Building Department be authorized to 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.

KL:jz

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JAN 27 2021

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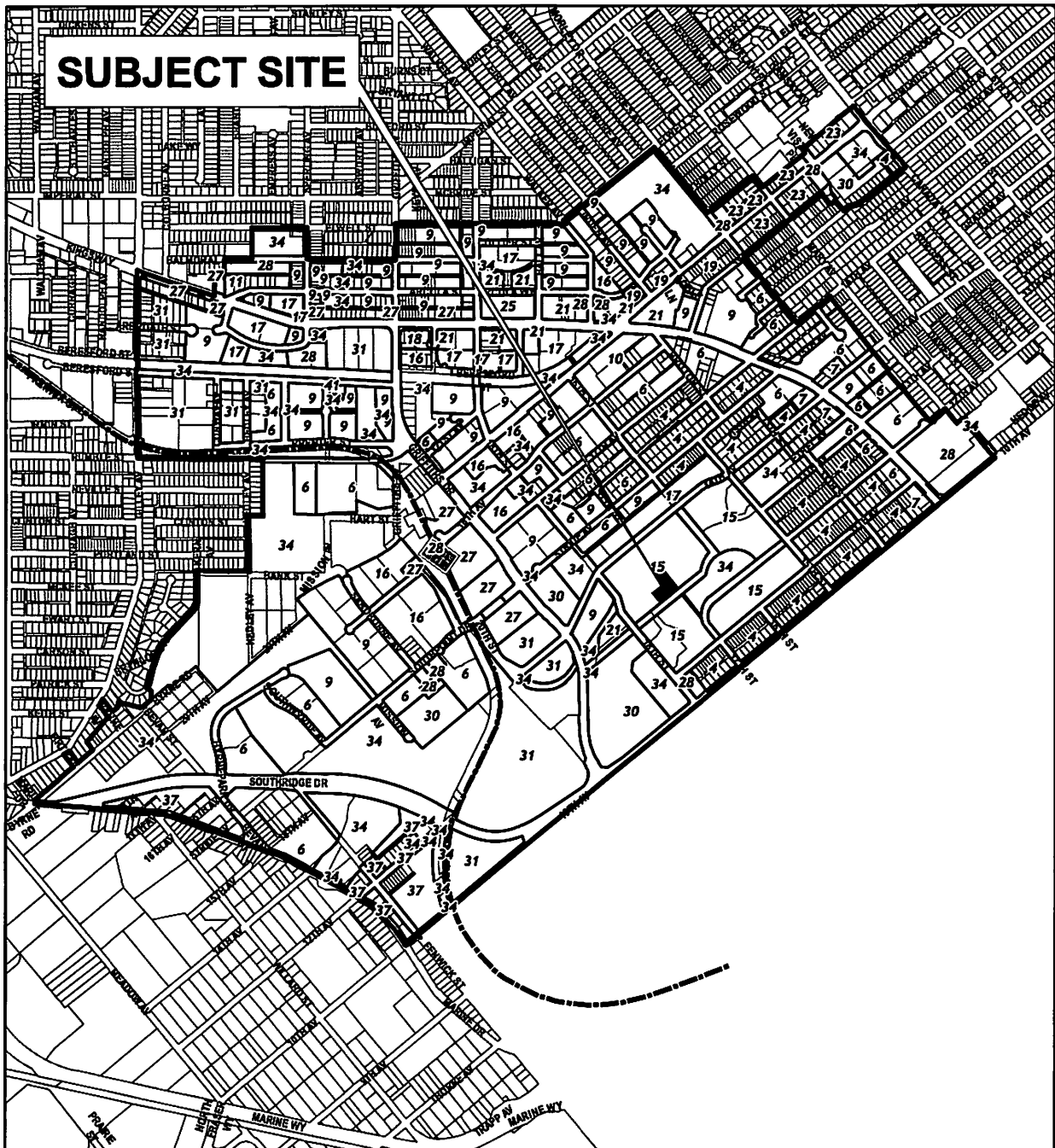
REZONING REFERENCE #21-01
7201 ELEVENTH AVENUE



Subject Site

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) |



Planning and Building Dept

Edmonds

0 65130 260
Meters
1:20,000

Printed on January 27, 2021

Sketch #2



LEDINGHAM McALLISTER

3rd Floor, 1285 West Pender Street, Vancouver, BC, V6E 4B1 t: (604) 662-3700 f: (604) 684-9004

December 9th, 2020

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

Re: Rezoning Letter of Intent "G5 - Ovation"
Portion of 7201 11th Avenue, Burnaby BC
Southgate City Master Plan

I, Robert Estey, on behalf of Southgate City Homes LP, have submitted this application to rezone 7679 and 7701 18th Street.

From: CD Comprehensive Development District (based on RM1, RM5 Multiple Family Residential Districts and C2 Community Commercial District)


To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

The intent of this rezoning application is to construct a 50-storey Highrise Market Residential Building with a 6 storey podium. The proposed parking and loading will be located on surface and below grade. The Site is within the overall Southgate Master Plan, which has an overall density of 2.6 FAR, calculated on gross site area. The Rental Use Zoning Policy which includes increases to density in support of Affordable and Market Rental tenure, is formalized in the amendment to the 2015 Southgate Masterplan Concept book and Design guidelines. Under the RM5r policy, the required Affordable Rental units in the Ovation project (80 rental units) will be fulfilled through RZ# 20-03, Gateway 2 Affordable Tower, within the Southgate Rental Study Area, which is located at 7679 and 7701 18th Street. The Gateway 2 Project received 2nd reading on December 7, 2020.

As requested by The City of Burnaby, this application for Ovation is the next rezoning to be submitted to the City within Southgate City and attached is the amendment to the 2015 Southgate Master Plan Concept Book and Design Guidelines.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of the amendment to the Southgate Master Plan and the "Ovation" Rezoning Application.

Sincerely



Robert Estey
Vice President, Development
Southgate City Homes