

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-31 2021 February 03

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Lovick Scott Architects Ltd.
Attn: Andrea Scott
3707 First Ave
Burnaby, BC V5C 3V6
- 1.2 Subject:** Application for the rezoning of:
Lot 29, DL 28, Group 1, NWD Plan 632
- From:** C4 Service Commercial District
- To:** CD Comprehensive Development District (based on C9 Urban Village Commercial District as a guideline)
- 1.3 Address:** 7330 Sixth Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of 47.15 m (155 ft.), a depth of 39.92 m (131 ft.), and a total area of 1,878.77 m² (20,223 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 the construction of a mixed-use commercial and residential development.

2.0 POLICY FRAMEWORK

The subject rezoning proposal 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 Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is located on the east corner of Edmonds Street and Sixth Street within the Sixth Street Community Plan area (see *attached* Sketches #1 and #2), and is designated for medium-density mixed-use development under the CD Comprehensive Development District, utilizing the C9 Urban Village Commercial District as a guideline.
- 3.2 The site currently accommodates a two-storey motel which was constructed in 1989. Vehicular access to the site is currently provided from Edmonds Street and Sixth Street.

To the immediate southeast, and southwest, across Sixth Street, are automotive and marine servicing businesses. Immediately northeast of the site are single and two-family dwellings which vary in age. To the northwest, across Edmonds Street, is a group of four vacant lots proposed for future mixed-use commercial/residential development under Rezoning Reference #15-10.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a mixed-use commercial and residential development with underground parking. The proposal is consistent with the site's designation in the Sixth Street Community Plan. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 3.025 FAR and a height of 6 storeys, which includes 2.2 FAR (C9) and 0.825 FAR (Density Offset), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.
- 4.2 The proposed prerequisite conditions of 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.



MP:JZ

Attachments

cc: City Solicitor
City Clerk



LOVICK
SCOTT
ARCHITECTS

BRITISH COLUMBIA, ALBERTA, SASKATCHEWAN, MANITOBA

ANDREA SCOTT ARCHITECT AIBC

Letter of Intent
7330 6th Street, Burnaby, BC

Located at 7330 6th Street in Burnaby, we are proposing to build a 5,656.3 SqM (60,883.4 sqft) 6-storey wood frame rental building. This building will have 75 rental apartment units over 5 floors, a caretaker suite on ground level and 799.2 SqM (8,603 sqft) of ground floor commercial space accessed directly from 6th street sidewalk.

Parking is accessed from the Edmonds Street side at the north end of the property. There are 71 covered stalls underground with the garbage and 2 loading bays adjacent to the road entrance. This is in line with the rental requirements of 0.6 stalls/ unit and 0.1 stalls/unit for visitor and 2 stalls per 46 Sqm of retail space.

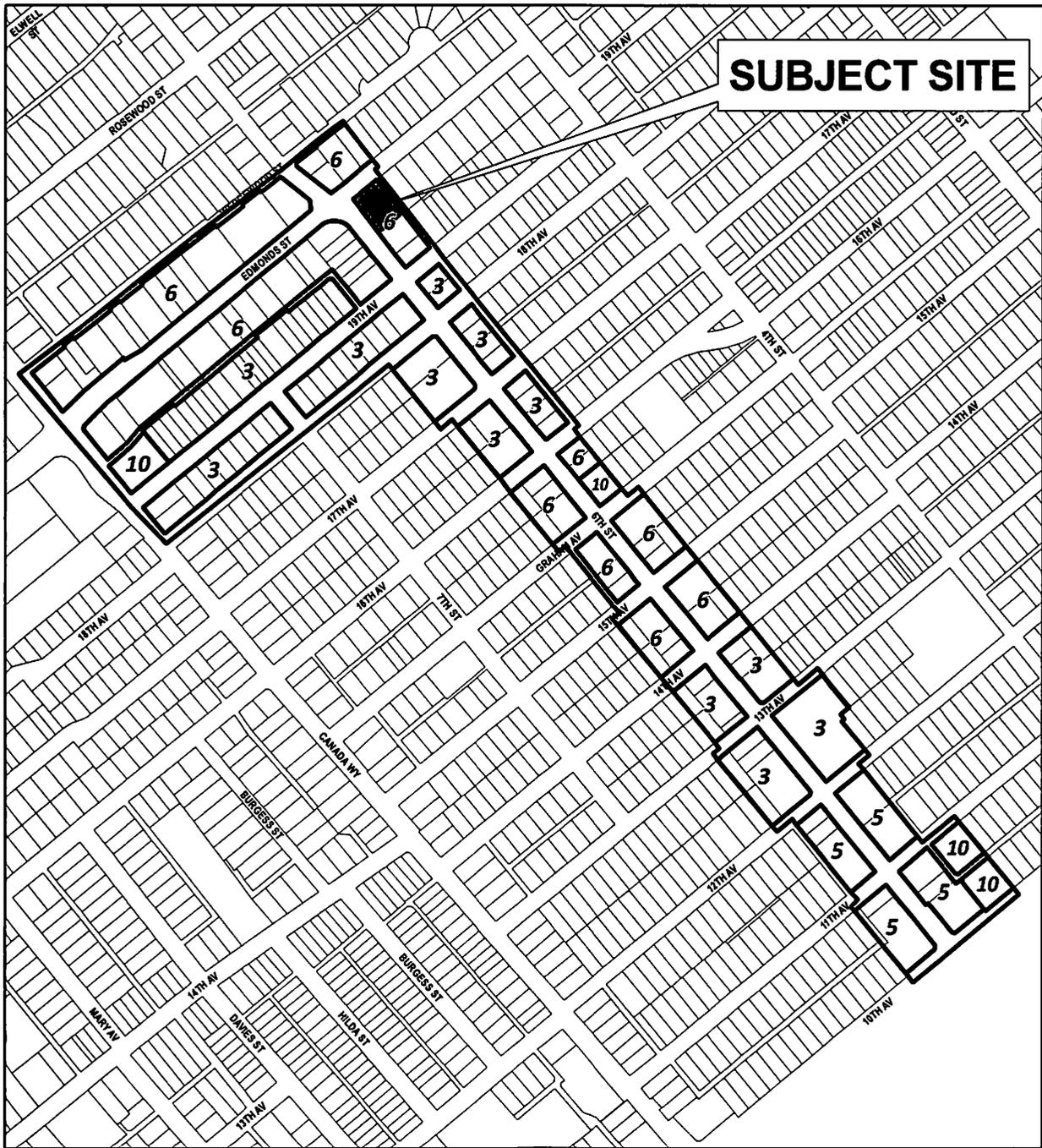
The proposed lot coverage is 50.8% (954.4 SqM (10,273.4 SqFt.)) out of the developable site area of 1,878.77 SqM. (20,222.91 SqFt.). Currently it is zoned as C4 and we are requesting a rezoning to C9 zoning to allow the increase of density from 2.2 to 3.0 (with a max allowable of 3.025 for C9) and building height increase from 4 to 6 storeys.

There is an existing 2 storey Motel building on the site that will be demolished to accommodate this building. To the south along 6th street, there is an existing older 1 storey commercial building.

We are proposing to provide a rental agreement based on the City policy to include 20% of the units at 20% below CMHC rents.

Yours truly,

Andrea Scott, Principal
Architect AIBC, AAA, LEED AP
c/o Lovick Scott Architects Ltd.



SUBJECT SITE

General Land Use Designation Key

- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 10** Institutional



Planning and Building Dept

Sixth Street Community Plan

