

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-34 2021 February 03

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Altus Group Ltd.  
Attn: Heather Globush  
2500 – 1055 West Georgia Street  
Vancouver, BC V6E 3P3
- 1.2 Subject:** Application for the rezoning of:  
Lots 21 and 22, DL 80, NWD Plan 1892
- From:** R4 Residential District
- To:** CD Comprehensive Development District (based on RM2r Multiple Family Residential District as guidelines)
- 1.3 Address:** 3873 Godwin Avenue and 5867 Sunset Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of 40.24 m (132 ft.), a depth of 32.16 m (106 ft.), and a total area of 1,293.76 m<sup>2</sup> (13,926 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 20 unit non-market rental 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**

The subject site is located in the Central Administrative Area, and is designated for community institutional uses and development (see *attached* Sketches #1 and #2). The site is comprised of two City-owned lots at 3873 Godwin Avenue and 5867 Sunset Street. 3873 Godwin Avenue is improved with an unstratified two-family dwelling, while 5867 Sunset Street is vacant. Immediately west, and south across Sunset Street, are multiple-family dwellings, while immediately north, and east across Godwin Avenue, are single-family dwellings.

**4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to facilitate the development of a 20-unit institutionally-oriented non-market rental development. The proposed RM2r District zoning for such uses is consistent with the site's community institutional designation. 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 0.9 FAR, subject to conditions set out in the Burnaby Zoning Bylaw, and the approval of Council.
- 4.2 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 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.



SMN:JZ

*Attachments*

cc: City Solicitor  
City Clerk

December 2, 2020

City of Burnaby  
Planning and Building Department  
Planning Division

Attn: Ed Kozak, Director of Planning and Building

**Re: Rezoning Application- 20 Unit Affordable Housing**

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On behalf of BC Housing and its real estate holding arm, Provincial Rental Housing Corporation, I, Heather Globush, am submitting the attached rezoning application form.

The properties that we are requesting to be rezoned from R4 to CD P2 RM2 are 3873 Godwin Avenue and 5867 Sunset Street. Currently, the former is improved with a single-family detached dwelling (which will be demolished) owned by City of Burnaby; the latter is vacant and owned by The Corporation of the District of Burnaby. The two properties are adjacent from each other.

Our intent is to consolidate the two sites and develop a 20-unit, multi-storey affordable housing project.

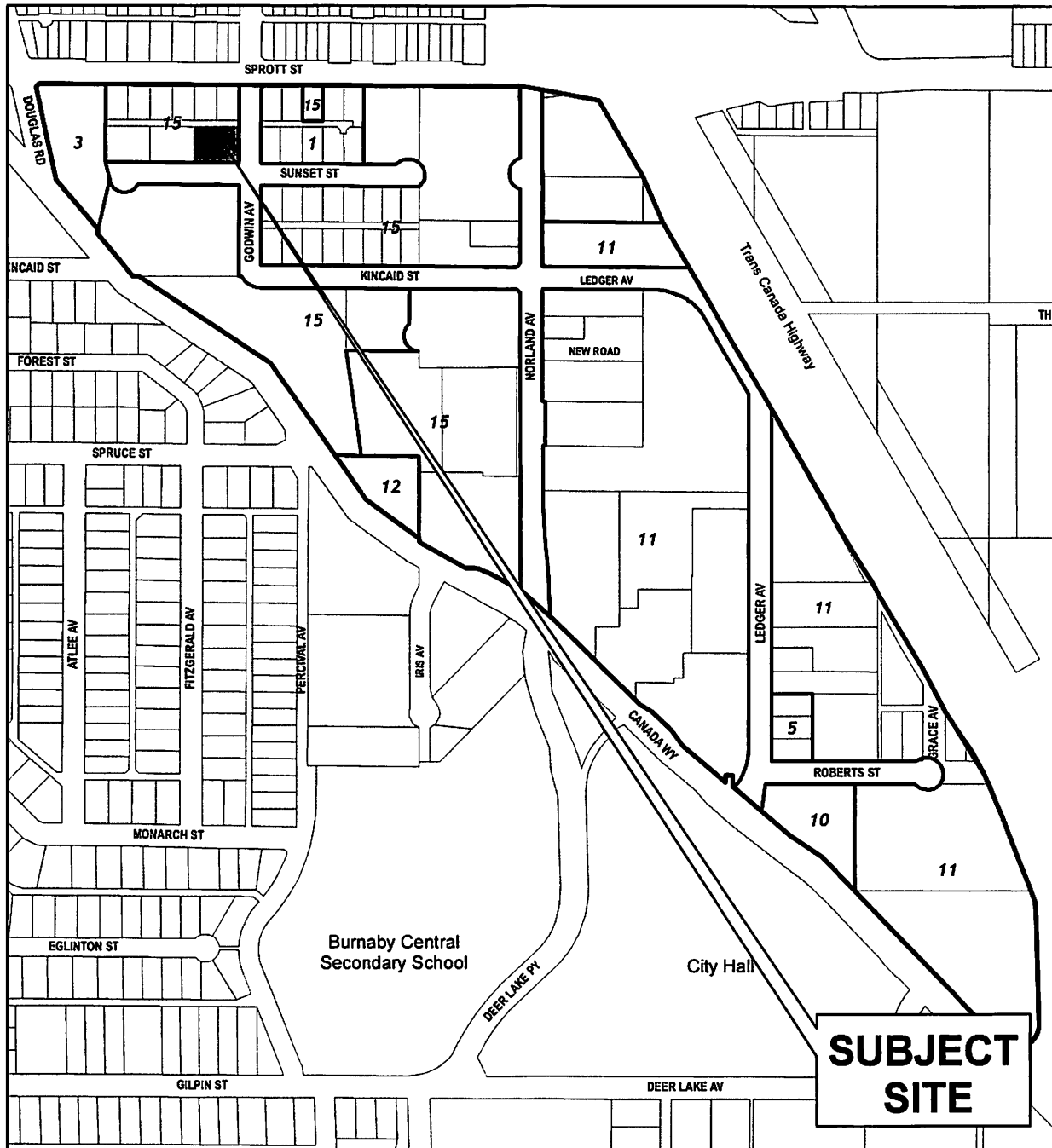
We are excited to partner with the City of Burnaby to develop this project. Please contact me at [heather.globush@altusgroup.com](mailto:heather.globush@altusgroup.com) should you have any questions.

Sincerely,



**Heather Globush, AScT, PMP**  
Project Manager, Cost & Project Management  
*Altus Expert Services, Altus Group*





## Central Administrative Area Community Plan



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 10** Administration and Public Assembly
- 11** Business Centre Districts
- 12** Park and Public Use
- 15** Community Institutional

