

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-35 2021 February 03

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Polygon Development 366 Ltd.
900 – 1333 West Broadway
Vancouver, BC V6H 4C2
Attn: Brian Ellis
- 1.2 Subject:** Application for the rezoning of:
Lot 46, DL119, Group 1, NWD Plan 40447, and Block 13, DL119,
Group 1, NWD Plan 2855, Except Plans 40447 and EPP41113
- From:** M1 Manufacturing District and M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 2300 Madison Avenue and BC Hydro 165 Right-of-Way (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a site area of approximately 26,241.43 m² (282,460 ft²), subject to legal survey.
- 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 high-density multiple-family residential development with market strata and non-market rental uses.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

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 two lots, 2300 Madison Avenue, which is currently occupied with an older industrial warehouse building; and BC Hydro Right-of-Way (REM Lot 13 – 165). The subject site is located within the Council adopted Brentwood Town Centre Development Plan, and is designated for medium to high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential Districts as guidelines. It is noted that the southern portion of the site (BC Hydro Right-of-Way) is designated as Park and Public Use (see Sketch #2 *attached*).

Inclusion of the BC Hydro Right-of-Way within the development is consistent with the approach previously approved for the developments west of the subject site under Rezoning References #02-24, #02-38, #03-07 and #14-35, providing an extension of the open space, trail network and transmission corridor within a statutory-right-of-way, while contributing density to the overall site.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the construction of a high-density multiple-family residential development including market strata and non-market rental uses. Council's adopted Rental Use Zoning Policy (Stream 2 Inclusionary Rental) is applicable to the subject rezoning application. In accordance with the policy, the applicant will be required to provide the equivalent of 20% of the proposed market units under the RM4s District, as non-market rental units.
- 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 6.15 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), and 0.85 FAR (Density Offset), 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 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.



MN:JZ

Attachments

cc: City Solicitor
City Clerk



December 4, 2020

Burnaby Planning & Building Dept
c/o Burnaby City Hall
3rd Floor - 4949 Canada Way
Burnaby, BC, V5G 1M2

Attention: Mr Mark Norton, Community Planner, Via email : Mark.Norton@burnaby.ca

Dear Mark,

Re: **2300 Madison Ave, Burnaby (a.k.a. "Punjani" site) & adjacent BC Hydro land**
Rezoning Application – Letter of Intent
Polygon Development 366 Ltd. ("Polygon")

We are submitting the attached rezoning application for the above referenced property and the adjacent BC Hydro land to the immediate south.

This application is to rezone the property from its current "M2 – General Industrial District" designation to a Comprehensive District (CD) zoning based on RM4s and RM4r Districts as guidelines. We are proposing a total density of 3.62 FAR for the consolidated site, comprised of 2.35 FAR RM4s, 0.85 FAR density offset, and 0.42 FAR RM4r. This is based on providing 100% underground parking, and providing 20% of the residential dwelling units on the lot as rental dwelling units with maximum rents of 20% below CMHC Market Average rents.

The 3.62 FAR calculation results from the following in RM4s and RM4r zoning :

RM4s base density	= 1.70 FAR
RM4s bonus density	= 0.30 FAR
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Sub-total	= 2.00 FAR
RM4s Supplemental base density	= 0.175 FAR
RM4s Supplemental bonus density	= 0.175 FAR
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Sub-total	= 2.35 FAR
Offset bonus for 20% affordable rental	= 0.85 FAR
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TOTAL PROPOSED STRATA DENSITY	= 3.20 FAR
RM4r 20% affordable rental	= 0.42 FAR
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TOTAL DEVELOPMENT DENSITY	= 3.62 FAR

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The total site area will be 282,584 s.f. comprised of two properties that will be consolidated (2300 Madison Ave (a.k.a. the "Punjani" site) that is 210,524 s.f. in area plus the adjacent BC Hydro land to the immediate south that is 72,060 s.f. in area).

A strata residential floor area of 904,269 s.f. ($282,584 \text{ s.f.} \times 3.20 \text{ FAR} = 904,269 \text{ s.f.}$) is proposed plus approximately 118,760 s.f. ($282,584 \text{ s.f.} \times 0.42 \text{ FAR} = 118,760 \text{ s.f.}$) of floor area for the affordable rental buildings on site.

The development proposal includes approximately 975 units in three multi-family residential highrise towers upon a podium structure with some cityhome units facing south towards the adjacent BC Hydro land. Also included are approximately 195 units of affordable rental residential housing (equivalent to 20% of the strata units) within the form of 6 storey woodframe buildings along the northerly portion of the site.

As a part of the plan of development we are proposing a pedestrian public access r.o.w. over the lands that will connect to the existing public path already established on the "Fulton House" site at 2388 Madison Ave (Rez ref #13-41).

The plan of development will address superior urban design, public realm, and architectural standards, as well as address the City's goals and objectives relating to social sustainability, the environment, and transportation.

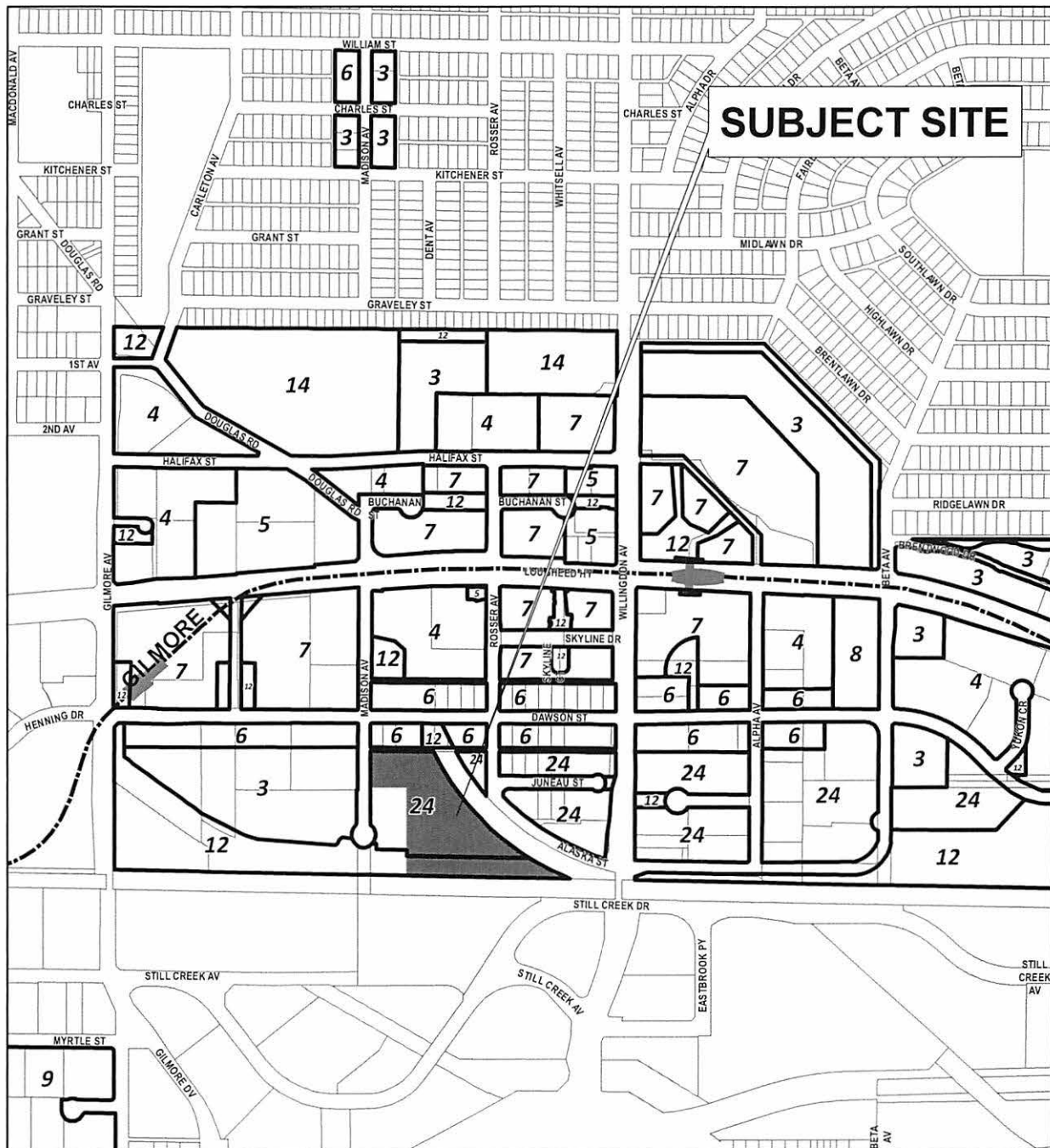
We look forward to your consideration of this rezoning application and its referral onwards to Council so that we can work with staff towards a suitable plan of development for presentation to a Public Hearing.

Yours truly,
Polygon Development 366 Ltd.

A handwritten signature in black ink, appearing to read 'Brian Ellis', with a stylized flourish at the end.

Brian Ellis
V.P. Development

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- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -

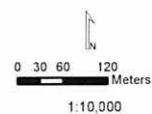
Brentwood Succession (RM4s)



Planning and Building Dept

Printed January 13, 2021

Brentwood Plan



Sketch #2