

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-36 2021 FEBRUARY 03

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Atelier Pacific Architecture Inc.
#111 – 3823 Henning Drive
Burnaby, BC V5C 6P3
Attn: Jessie Arora
- 1.2 Subject:** Application for the rezoning of:
Lot 4, Block 9, District Lot 98, Group 1, NWD Plan 8184
Lot 1, District Lot 98, Group 1, NWD Plan 4299
- From:** M4 Special Industrial District
- To:** CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts)
- 1.3 Address:** 5044 and 5056 Imperial Street (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is rectangular in shape with a width of 34.44 m (113 ft.), a depth of 40.23 m (132 ft.), and a total area of 1,385.62 m² (14,915 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 multiple-family development.

2.0 POLICY FRAMEWORK

The proposed application 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 on the south side of Imperial Street, between Dunblane Avenue and Burlington Avenue and is designated for medium density multiple-family use in the Royal Oak Community Plan (see *attached* Sketches #1 and #2). The site is comprised of two lots, both of which are improved with older single-family dwellings, zoned M4 Special Industrial District.

To the immediate west of the subject site, and north across Imperial Street, are multiple-family dwellings. Immediately east is an M4 District industrial building, with a single-family dwelling and an M4 District industrial building beyond. To the south across the lane are M4 District industrial buildings.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to permit the construction of a multiple-family residential development, which is consistent with the site's RM3/RM3r designation in the Royal Oak Community Plan. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum permitted density may be up to 2.75 FAR, which includes 1.1 FAR (RM3 District), 1.1 FAR (RM3r District), and 0.55 FAR (density offset), subject to conditions set out in the Burnaby Zoning Bylaw, and the approval of Council.
- 4.2 The Royal Oak Community Plan indicates a proposed assembly including the two subject properties, as well as 5068, 5080, and 5092 Imperial Street. The applicant has made efforts to acquire the adjacent property to the east at 5068 Imperial Street in order to include those three properties as part of the development site. However, the applicant has indicated that the property owner of 5068 Imperial Street is not interested in selling at this time. The subject site has sufficient lot area to develop under the RM3 District guidelines, and the remaining three properties could form a separate future consolidated site on their own. Notwithstanding, it is recommended that a copy of this report be sent to the property owners of 5068, 5080, and 5092 Imperial Street for their information.
- 4.3 The proposed prerequisite conditions of the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **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.
2. **THAT** a copy of this report be sent to the property owners at 5068, 5080, and 5092 Imperial Street for information.



LS:jz

Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2020\20-36 5044 & 5056 Imperial Street\Council Reports\Rezoning Reference 20-36 Initial Report
2021.02.08.doc



atelier pacific architecture inc.

January 21, 2021

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

Re: 5044 & 5056 Imperial Street, Burnaby, B.C. Rezoning Application

LETTER OF INTENT

The intent of this application is to rezone the properties at above mentioned address from M-4 (Special Industrial District) to a CD (Comprehensive Development District) based on RM3 and RM-3r (Multiple Family Residential District).

The proposed site is located on the south side of Imperial Street between Dunblane Ave and Burlington Ave. It is an occupied land parcel by two existing single-family houses. The 15,213 sf site slopes slightly downward from Imperial Street towards the south.

The property is bordered:

- to the north, by Imperial Street
- to the east, by 2 storey commercial building
- to the west, by existing 3 storey multi-family building
- to the south, by laneway

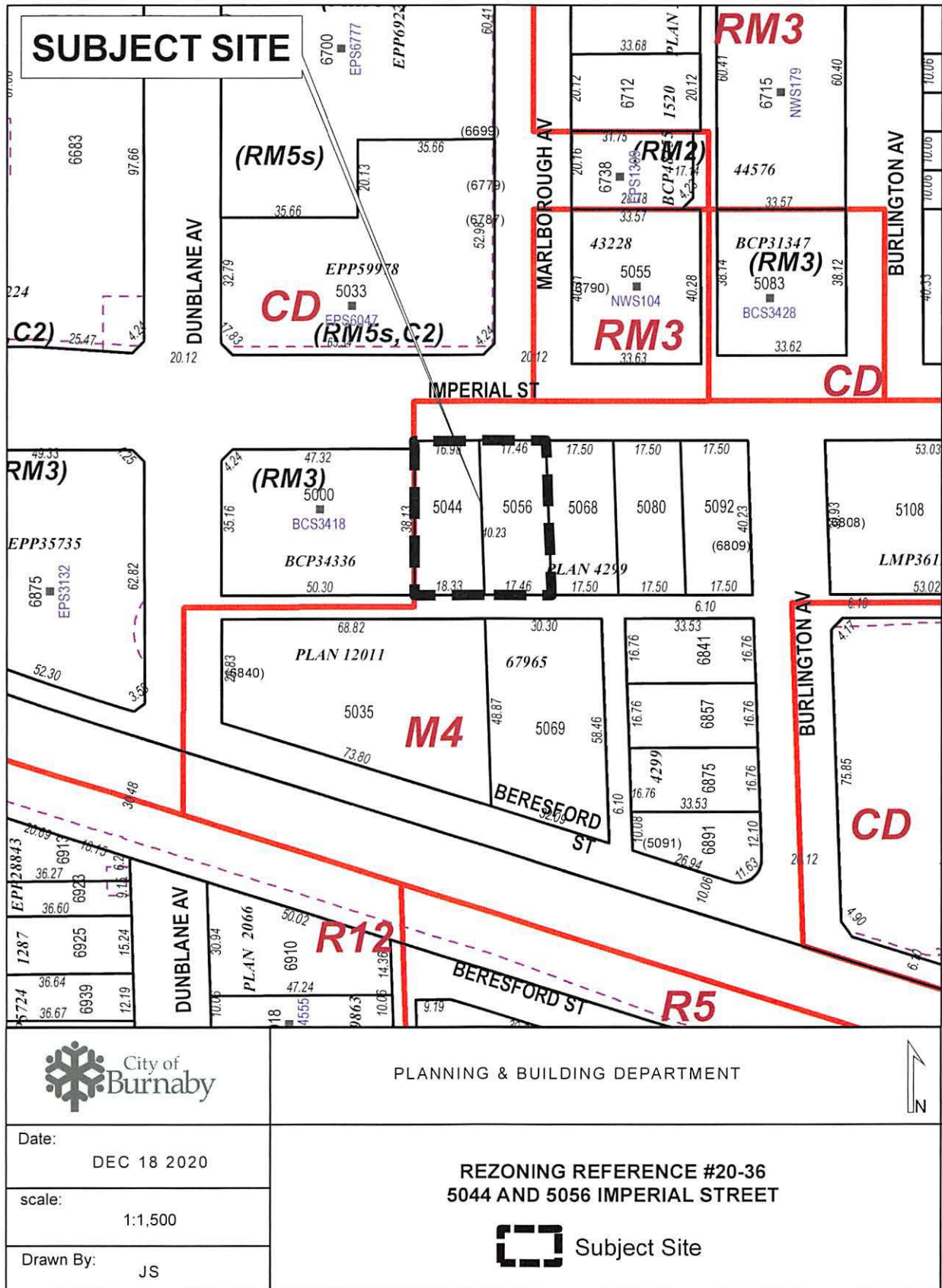
The site of the proposed development falls within the Royal Oak Community Plan, more specifically, under Subzone 7. This Subzone approves land use of Medium Density Multi-Family Residential and encourages redevelopment complementary to the homogenous Metrotown Subzone north of Imperial Street. Moreover, proposed developments within Subzone 7 may adopt a new zoning which allows higher buildings with increased density.

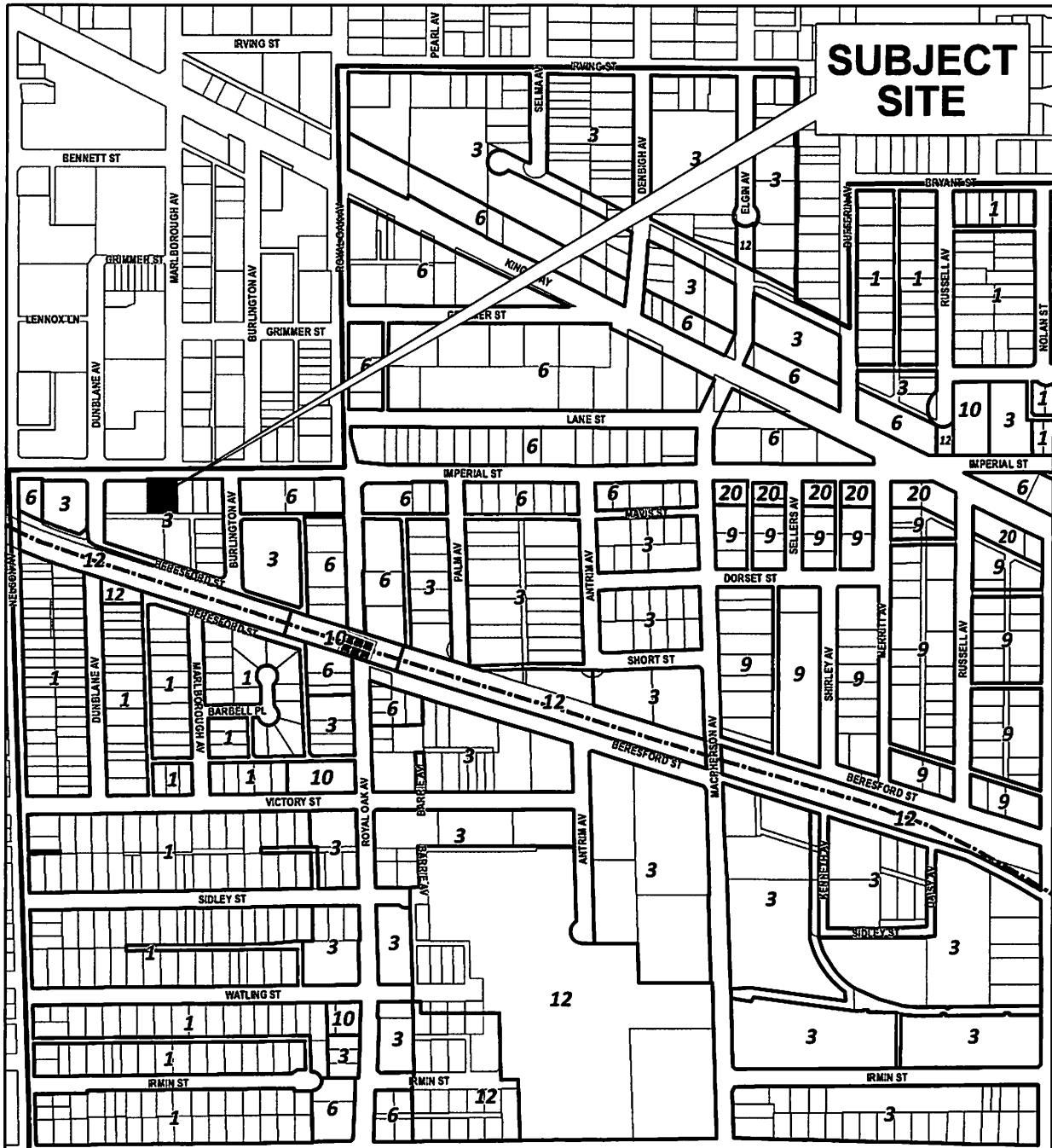
The 2.75 FAR development project proposes a 6 storey multifamily residential development with a 2-level underground parking.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Jessie Arora, Architect, AIBC





Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

