

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-33 2021 April 07

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kamcon Investments Ltd.
Attn: Kamran Tafreshi
92000 – 1427 Bellevue Avenue
West Vancouver, BC V7V 4X4
- 1.2 Subject:** Application for the rezoning of:
Lot A, District Lot 28, Group 1, NWD Plan LMP23716
- From:** C1 Neighbourhood Commercial District
- To:** CD Comprehensive Development District (based on C9 Urban Village District, RM3r Multiple Family District, and Sixth Street Community Plan as guidelines)
- 1.3 Address:** 7320 Canada Way (Sketch #1 *attached*)
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 28.44 m (93 ft.), lot depth of 45.81 m (150 ft.), and total area of 1,299.10 m² (13,983 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 multiple-family market strata and rental apartment development with commercial uses at grade.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Sixth Street Community Plan area, and is designated for mixed-use multiple-family development with commercial uses at grade under the CD Comprehensive Development District, utilizing the C9 Urban Village District as guidelines (see *attached* Sketches #1 and #2). The property is currently zoned C1 Neighbourhood Commercial District, and was occupied by a former gas station. To the north across Edmonds Street is a gas station, and immediately to the east is

a low-rise commercial building. To south across the rear lane is a church, while to the west across Canada Way is the Edmonds Neighbourhood Resource Centre. Vehicle access to the site will be from the rear lane.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a mixed-use multiple-family market strata and rental apartment development with commercial uses at grade. 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 3.85 FAR, which includes 2.2 FAR (C9 District), 1.1 FAR (RM3r District), and 0.55 FAR (Density Offset), to a maximum height of six storeys, and subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.
- 4.2 The applicant has made efforts to include the adjacent property at 7724 Edmonds Street for inclusion in the desired two lot consolidation, but has indicated that the owners are not interested in selling, and has provided correspondence confirming this. Staff have also attempted to contact the property owner to determine their interest in selling the property, however, no response has been received to date. It is noted that the remaining property meets the C9 District minimum lot area, but not minimum lot width. However, the site could form a separate future mixed-use development site on its own, subject to Comprehensive Development rezoning. Notwithstanding, it is recommended that a copy of this report be sent to the property owners of 7724 Edmonds Street for their information.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

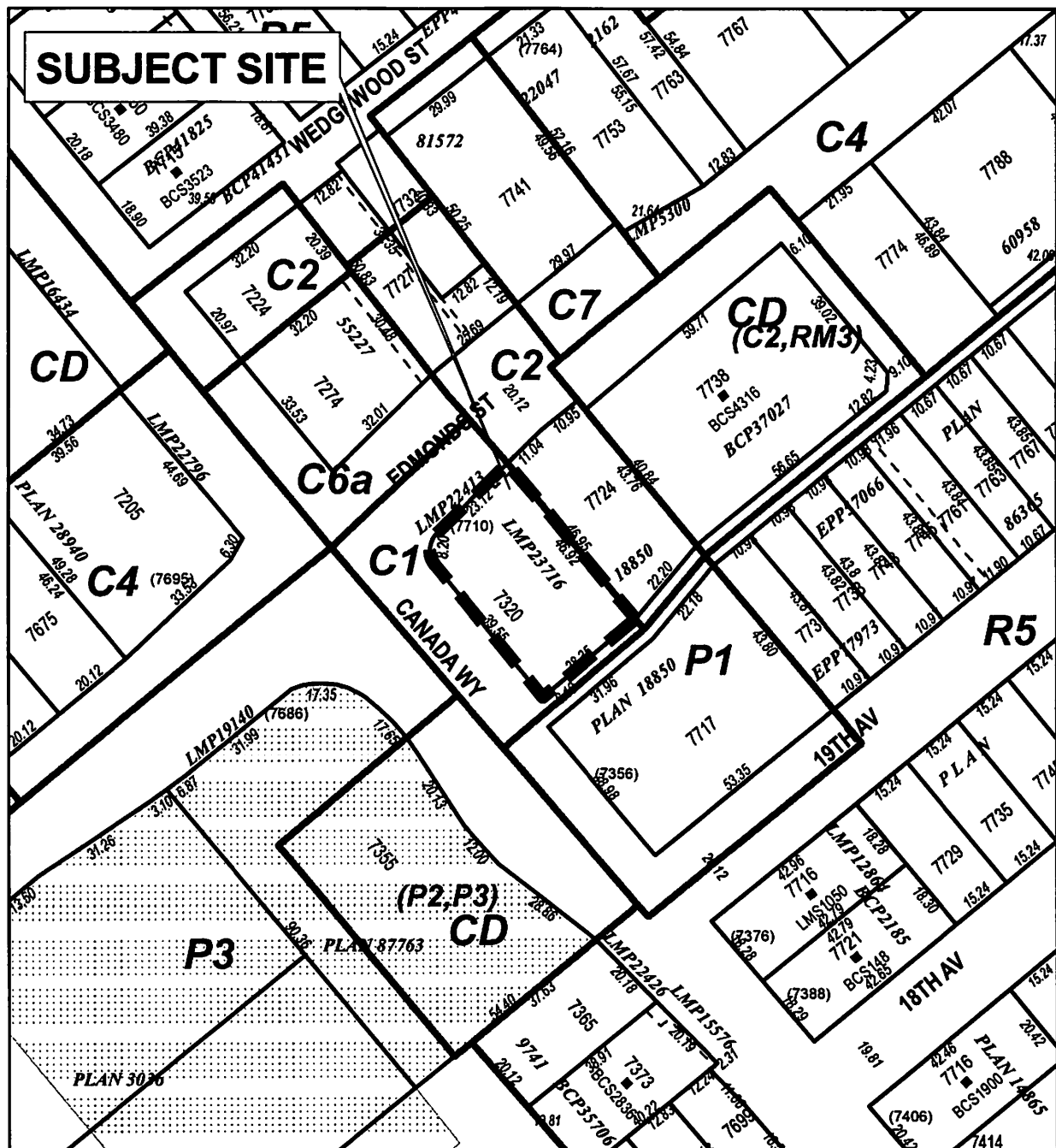
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the property owner of 7724 Edmonds Street for information purposes.



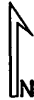
SMN:jz

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
JUL 16 2019

SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #19-33
7320 CANADA WAY

 Subject Site



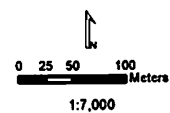
General Land Use Designation Key

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

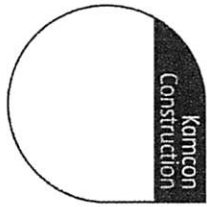


Planning and Building Dept
Printed on July 16, 2019

Sixth Street Community Plan



Sketch #2



Kamcon Investments Ltd.

Web: www.kamcon.ca

Email: info@kamcon.ca

February 11, 2021

Shawn Natrasony
Planning Department
City of Burnaby
Via email: shawn.natrasony@burnaby.ca

RE: Letter of Intent for Rezoning at 7320 Canada Way, Burnaby, BC

Dear Shawn,

Following our meeting today, this letter will serve to confirm our intent to rezone our property located at 7320 Canada Way, Burnaby from its current C1 zoning to CD zoning to allow 2.2 FSR under C9 and further 1.1 FSR under RM3r to allow for development of a mixed use building with market strata and rental suites above a retail commercial podium. Building form would be 6 storeys above ground plus underground parking.

We are looking forward to working closely with the planning department and city council on the design and development of this exciting project at 7320 Canada Way, Burnaby.

I look forward to hearing from you to discuss further and move forward.

Sincerely,

Kam Tafreshi

President
Kamcon Investments Ltd.
Direct: 604-306-3535