

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-02 2021 April 07

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** NRG Homes Inc.
Attn: Shaan Jagpal
7838 Elwell Street
Burnaby, BC V5E 1M2
- 1.2 Subject:** Application for the rezoning of:
Lot A and B, DL 28, Group 1, NWD Plan EPP77973
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District)
- 1.3 Address:** 7731 and 7733 19th Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of approximately 21.94 m (72 ft.), a depth of approximately 43.81 m (144 ft.), and a total area of approximately 961.60 m² (10,351 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 three-storey residential townhouse development.

2.0 CITY POLICIES

The subject rezoning proposal 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), Mayor's Task Force on Community Housing Final Report (2019), and Sixth Street Community Plan (2013).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is located on the north side of 19th Avenue within the Sixth Street Community Plan area (see *attached* Sketches #1 and #2). The site is designated in the Plan, along with other R5 District properties on 19th Avenue between Canada Way and Sixth Street, as having potential for medium-density multiple-family residential development based on the CD Comprehensive District (utilizing the RM2 and/or RM3 Multiple Family Residential Districts as guidelines), subject to a future area rezoning process and a community plan amendment. In a report dated 2020 September 23, the Planning and Development Committee authorized this department to initiate amendments to the Sixth Street Community Plan to amend the land use designations for properties fronting 19th Avenue. As these properties on the north side of 19th Avenue share a lane with existing and future mixed-use developments fronting Edmonds Street, multiple family residential development is considered supportable. The properties fronting 19th Avenue on the south side, which are double fronting on 18th Avenue, would be retained for single and two-family dwellings. The proposed rezoning to CD (RM2) would therefore trigger a process amendment to the Sixth Street Community Plan.
- 3.2 The site is comprised of two vacant lots, both of which are zoned R5 Residential District. Vehicular access to the site is from the rear lane. To the east of the subject site, along the 19th Avenue block frontage, are single and two-family dwellings of various ages. To the west is a property zoned P1 Neighbourhood Institutional District which accommodates a church. To the south, across 19th Avenue, are single and two-family dwellings which double-front onto 18th Avenue. To the north, across the lane, is a mixed-use residential and commercial development.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the construction of a three-storey residential townhouse development. The proposal would require an amendment to the Sixth Street Community Plan, whereby the properties along the north side of 19th Avenue would be clarified as being for RM2 multiple-family residential uses, and that the process for the noted amendment would be through the subject rezoning application. As such, it is also recommended that a copy of this report is to be sent to affected properties fronting 19th Avenue (both sides) between Canada Way and Sixth Street. If supported, the Sixth Street Community Plan amendment would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum permitted density would be up to 0.9 FAR, with a height of three storeys, subject to conditions set out in the Burnaby Zoning Bylaw and the approval of Council.

- 4.2 The proposed prerequisite conditions of the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

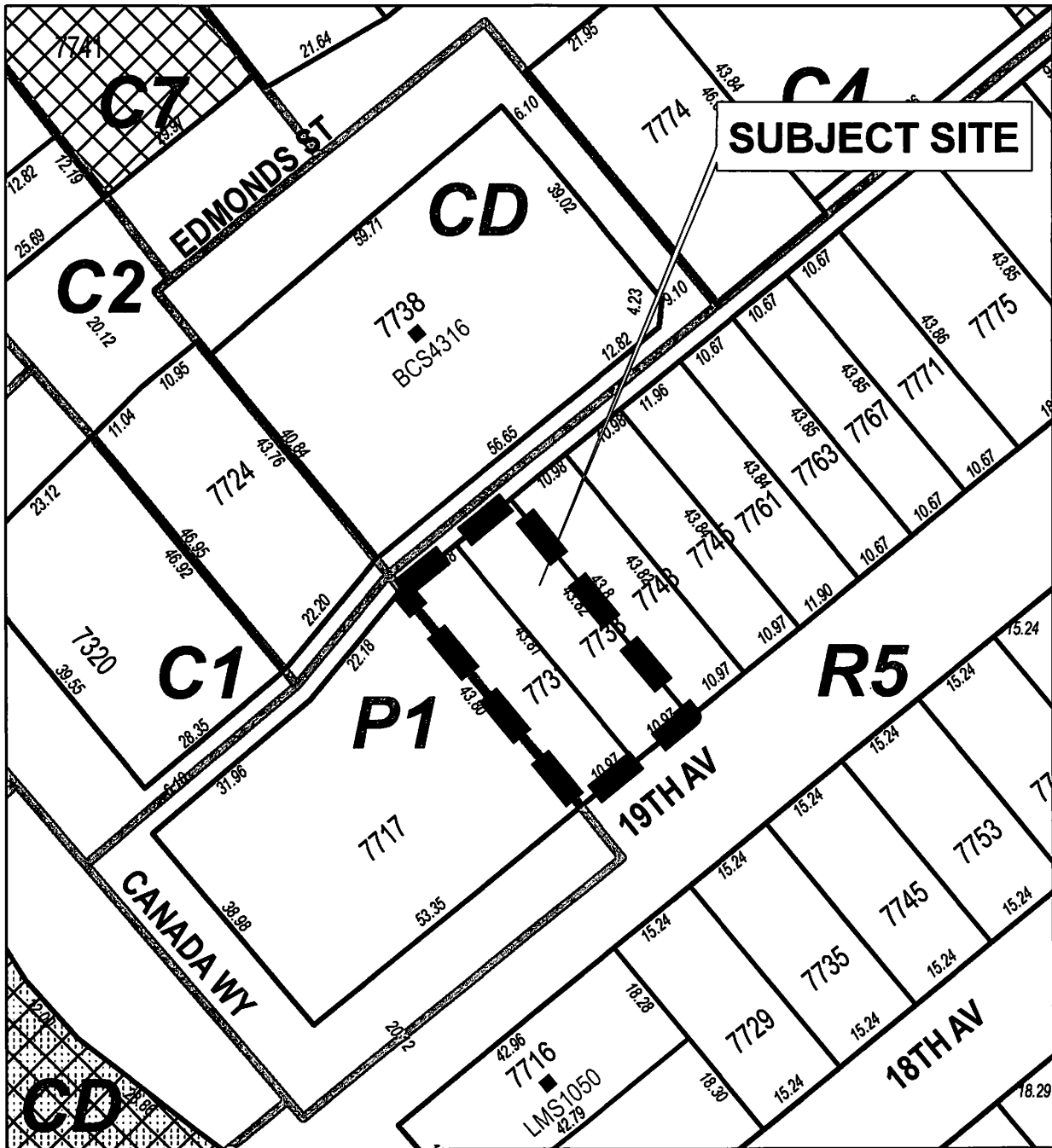
1. **THAT** the amendment to the Sixth Street Community Plan from the R5 District to the RM2 District as outlined in Section 4.1 of this report be approved (to take effect upon the granting by Council of Second Reading of the rezoning amendment bylaw related to the subject site)
2. **THAT** the Planning 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.
3. **THAT** a copy of this report be sent to affected properties along 19th Avenue between Canada Way and Sixth Street.



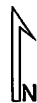
MP:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JAN 27 2021

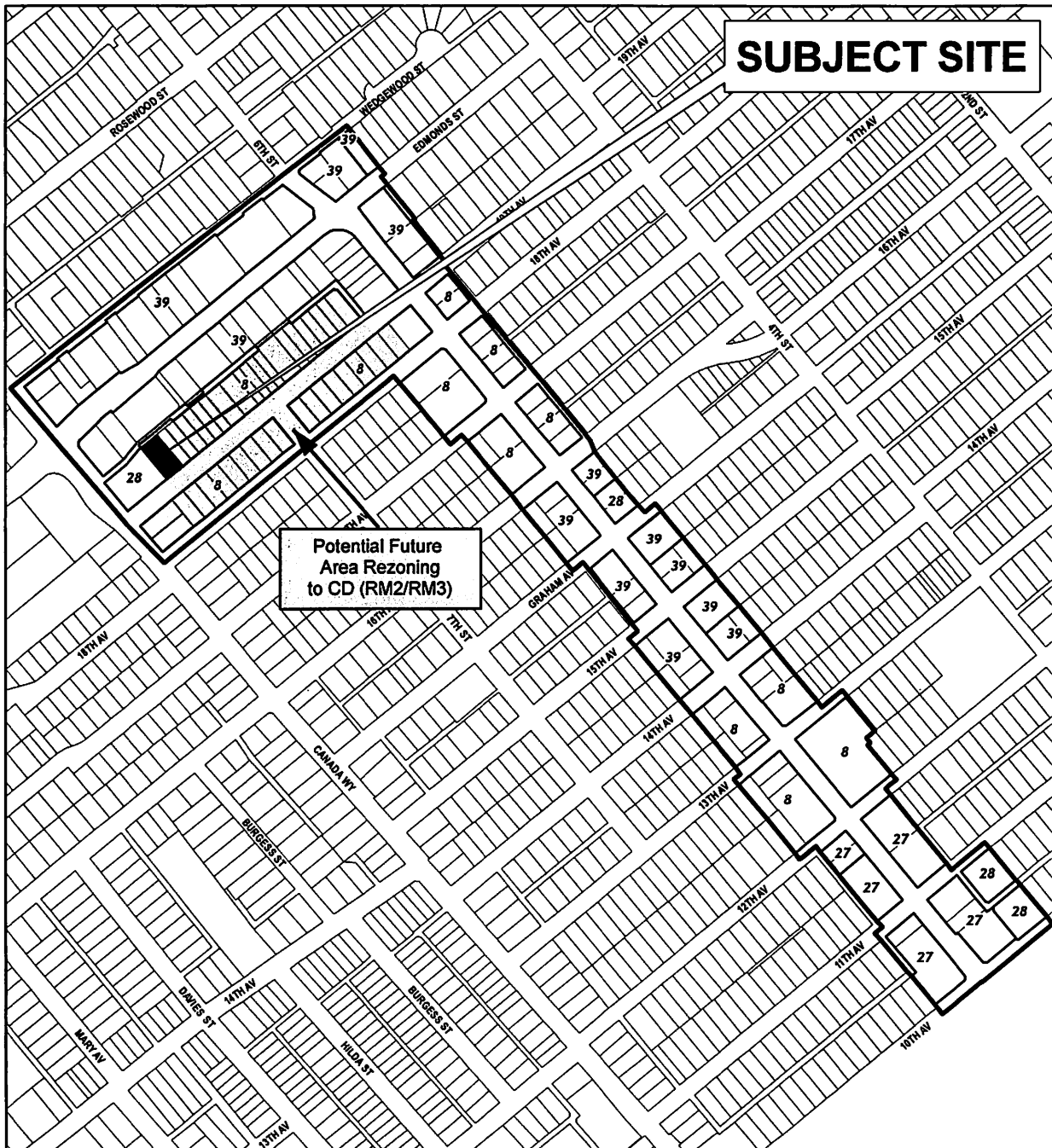
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Drawn By:
RW

REZONING REFERENCE#21-02
7731 AND 7733 19TH AVENUE



Subject Site

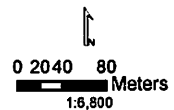


- 8 Medium Density Residential
- 27 Commercial
- 28 Institutional
- 39 Medium Density Mixed Use (Residential/Commercial)



Planning and Building Dept
Printed on March 22, 2021

Sixth Street



Sketch #2

*Shaan Jagpal, Director
NRG Homes Inc.
7838 Elwell St
Burnaby, BC, V5E 1M2
Phone: 604-719-7246*

Date: January 18, 2021

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

Re: Rezoning Letter of Intent
7731/7733 19th Ave
Sixth Street Community Plan area

I, Shaan Jagpal, on behalf of NRG Homes Inc., have submitted this application to rezone 7731 & 7733 19th Ave from the current R5 zoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District as guidelines). The intent of this rezoning application is to construct a residential multi-family development of up to 3 storeys, to a maximum density of 0.9 FAR.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely,



Shaan Jagpal, Director
NRG Homes Inc.