

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-08 2021 April 07

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Redic Developments Inc.
Attn: Hamidreza Ahmadian
200 – 1111 W Hastings St.
Vancouver, BC V6E 2J3
- 1.2 Subject:** Application for the rezoning of:
Lot 17, DL 29, Group 1, NWD Plan 16141
- From:** C4 Service Commercial District
- To:** CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts as guidelines)
- 1.3 Address:** 7670 Kingsway (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is irregular in shape with a width of 37.53 m (404 ft.), a depth of 60.04 m (646 ft.), and a total area of 2,361.79 m² (25,422 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 low-rise rental building.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following Council-adopted 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), Rental Use Zoning Policy (2020), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1** The subject development site is located within Sub-area 1 of the Council-adopted Edmonds Town Centre Plan, on the north side of Kingsway between 13th and 14th

Avenues (see *attached* Sketches #1 and #2). Vehicular access to the site is from the rear lane. The site is designated for ground-oriented multiple-family residential development under the CD Comprehensive Development District (using the RM2 Multiple Family Residential District as a guideline).

- 3.2 The site is currently vacant and was previously the subject of a rezoning application to permit the construction of 20 stacked townhouses (Rezoning Reference #12-36). This previous rezoning application reached Third Reading on 2014 June 04 but has since been cancelled.

To the west is a townhouse development zoned CD (RM3) constructed in 2010. To the east, across 13th Avenue, is another townhouse development zoned CD (RM2, RM1, P1) constructed in 1983. To the north, across the lane, are low-rise multiple family developments, and, to the south, across Kingsway, are a mix of single family homes and commercial developments.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to permit the development of a low-rise rental building with underground parking, using CD (RM3, RM3r) zoning. The proposed zoning would facilitate the delivery of additional market rental and non-market rental housing units and requires a minor amendment to the Edmonds Town Centre Plan from the current RM2 District designation to the RM3/RM3r District designation. The *Mayor's Task Force on Community Housing Final Report* recommends that the City consider additional density for projects with below market rental units to increase the City's supply of affordable rental housing. As the RM2 District does not require the provision of rental uses under the adopted Rental Use Zoning Policy, amending the Edmonds Town Centre Plan will enable the provision of additional market rental and non-market rental housing on the subject site, which is considered appropriate and supportable. If supported by Council, the Edmonds Town Centre 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 density permitted may be up to 2.75 FAR and a height of six storeys, which includes 1.1 FAR of RM3 density, 1.1 FAR of RM3r density, and 0.55 FAR of density offset, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, 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 Edmonds Town Centre Plan from the RM2 District to the RM3/RM3r 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).

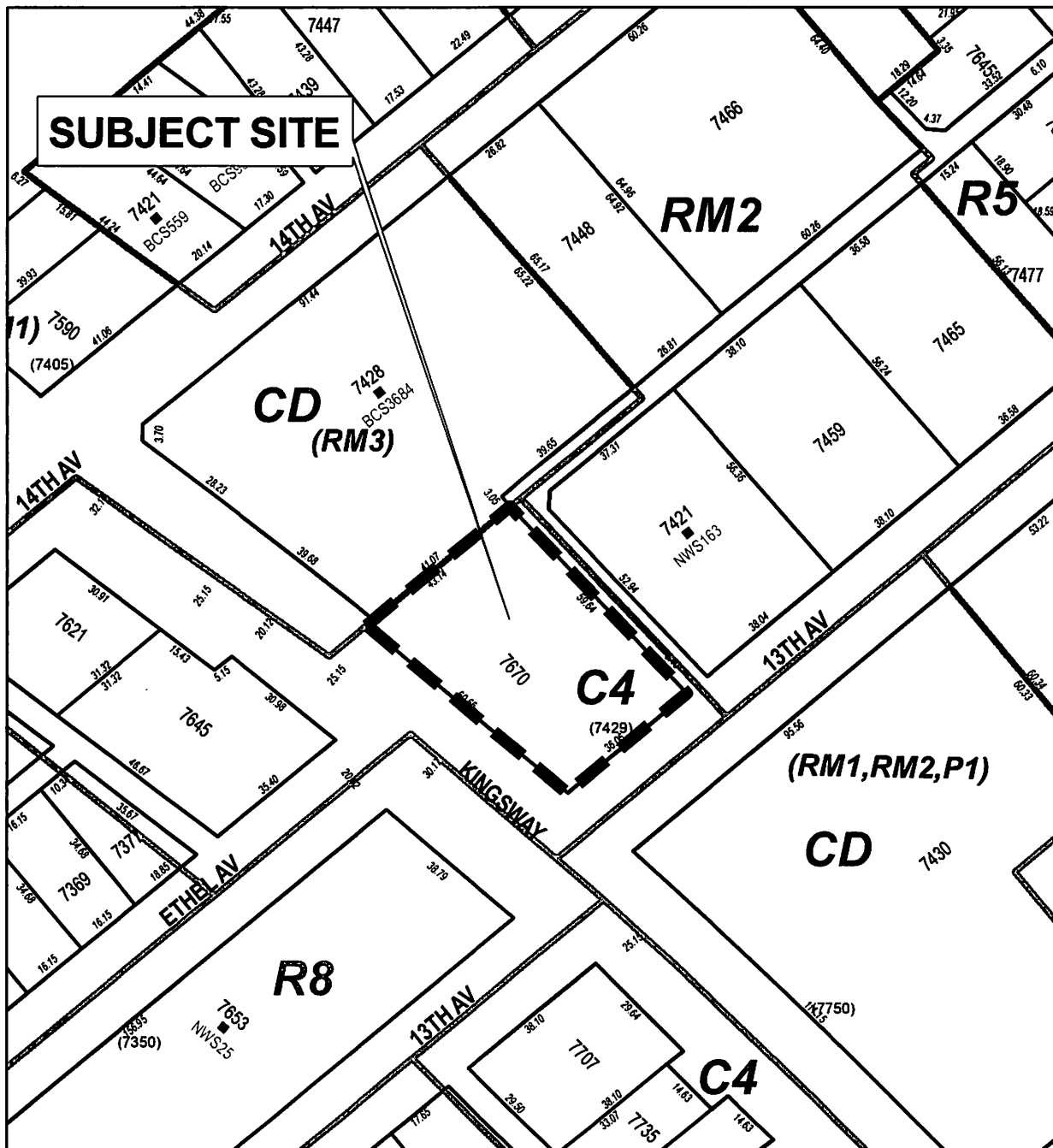
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MP:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




Date:
Feb 19 2021

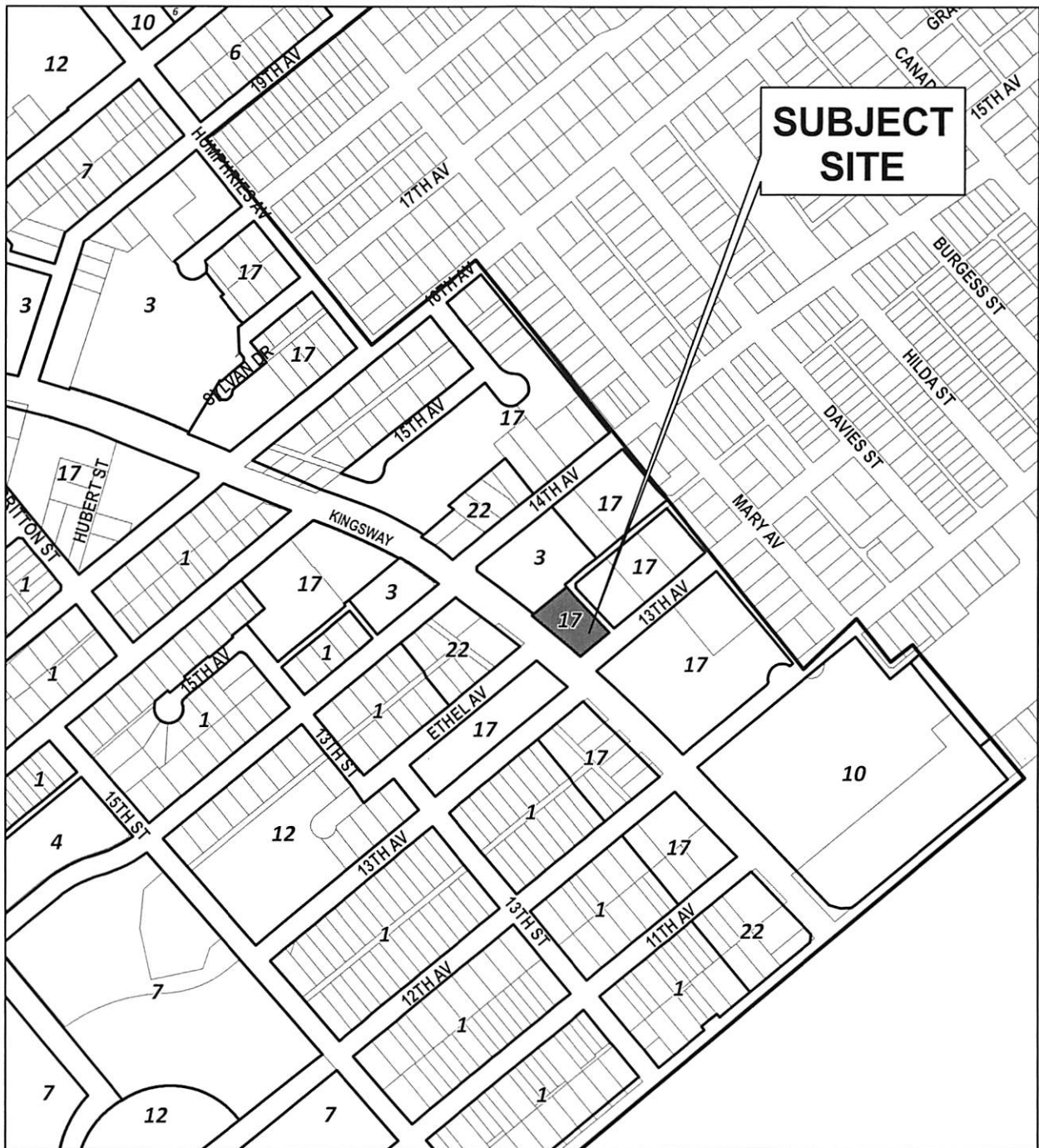
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Drawn By:
RW

REZONING REFERENCE #21-08
7670 Kingsway

 Subject Site

Sketch #1



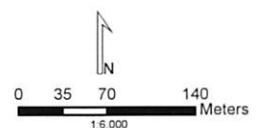
- | | |
|-----------------------------------------------------|-------------------------------------------------------------------------------|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



1071755 B.C. Ltd

February 16, 2021

City of Burnaby
Planning Department

Attn: Kyra Lubell

Re: 7670 Kingsway
Lot: 17 Block: District Lot: 29 Plan: NWP16141
Letter of Intent
Rezoning from C4 to RM3, RM3R

We are requesting consideration to rezone this site from C4 to RM-3/RM-3R to construct a 100% rental building in a 5-6 storey form.

We anticipate the final design will contain approximately 100 rental units with a mix of units planning to be rented at market rent, CMHC Median, and 20% below CMHC Median according to the City of Burnaby's Inclusionary Housing Policy. The project will contain convenient bike parking along with amenity facilities. The site is located on a future bike trail serviced by 2 bus routes, the 110 and the 106, both of which lead to the Edmonds Skytrain station on the Expo line. The parkade will accommodate 60 cars and there will be convenient bike parking for 110 bikes to support the rental apartments.

The site is currently vacant and has undergone an extensive remediation program to make it suitable for this use. Some of the City Staff and members of the council are aware of the history of the site and the evolution of development on the site from a stacked townhouse project to the current rental proposal. It fronts on Kingsway, which is a major arterial road. Past development in the area features a series of lower scale multi-family projects. Given the width of Kingsway and its function as a major arterial it is a good candidate for denser development that can improve the affordability of accommodation in the region. This site slopes down towards the west and can be designed to not overwhelm the scale of the new stacked townhouse project east of the site.

The site is within walking distance of the Edmonds town centre, which has a public library, major food store, restaurants and many other services making it ideal for a denser urban development.

Regards,
Hamid Ahmadian, Director
1071755 B.C. Ltd.

