

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-12
2021 June 09

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bosa Properties Inc.
Attn: Kyle Wright
1201 – 838 W. Hastings St.
Vancouver, BC V6C 2X1
- 1.2 Subject:** Application for the rezoning of:
Lot 67, DL 151, NWD Plan 27153
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts as guidelines)
- 1.3 Address:** 6031 Wilson Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of 80.5 m (264 ft.), a depth of 67.3 m (221 ft.), and a total area of 5,410.1 m² (58,233 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 high-rise residential strata building and a low-rise non-market 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), Metrotown Downtown Plan (2017), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Rental Use Zoning Policy (2020), Tenant Assistance Policy (2020), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject development site is located within the Central Park East area of the Metrotown Downtown Plan, in a residential neighbourhood with a mix of older stock rental buildings and recently rezoned high-density residential towers (see *attached* Sketches #1 and #2). The Metrotown Downtown Plan designates the subject site for high-density development using the RM5s/RM5r

District as a guideline. The site is currently improved with a three-storey, 63 unit rental building constructed in 1964. Vehicular access to the site is currently from the rear lane.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is to develop a single high-rise residential strata tower fronting Wilson Avenue, and a low rise ground oriented non-market replacement rental building fronting a proposed extension to James Street. Access will be via the rear lane.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 1 (Replacement Rental) and Stream 2 (Inclusionary Rental) would apply to the subject rezoning application, depending on the final plan of development.
- 4.3 The City's draft Transportation Plan networks have identified a connection to James Street, linking Olive Avenue to Wilson Avenue. While, this connection is proposed in the Metrotown Downtown Plan as a Neighbourhood Linkage, the proposed James Street extension would entail the development of a new vehicle connection based on the Town Centre local road standards.
- 4.4 Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum potential density may be up to 8.3 FAR, as outlined in Table 1 below, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

Zoning District	Maximum Potential Density
RM5s	5.0 FAR
RM5r	2.2 FAR
Density Offset	1.1 FAR
TOTAL	8.3 FAR

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

5.0 RECOMMENDATION

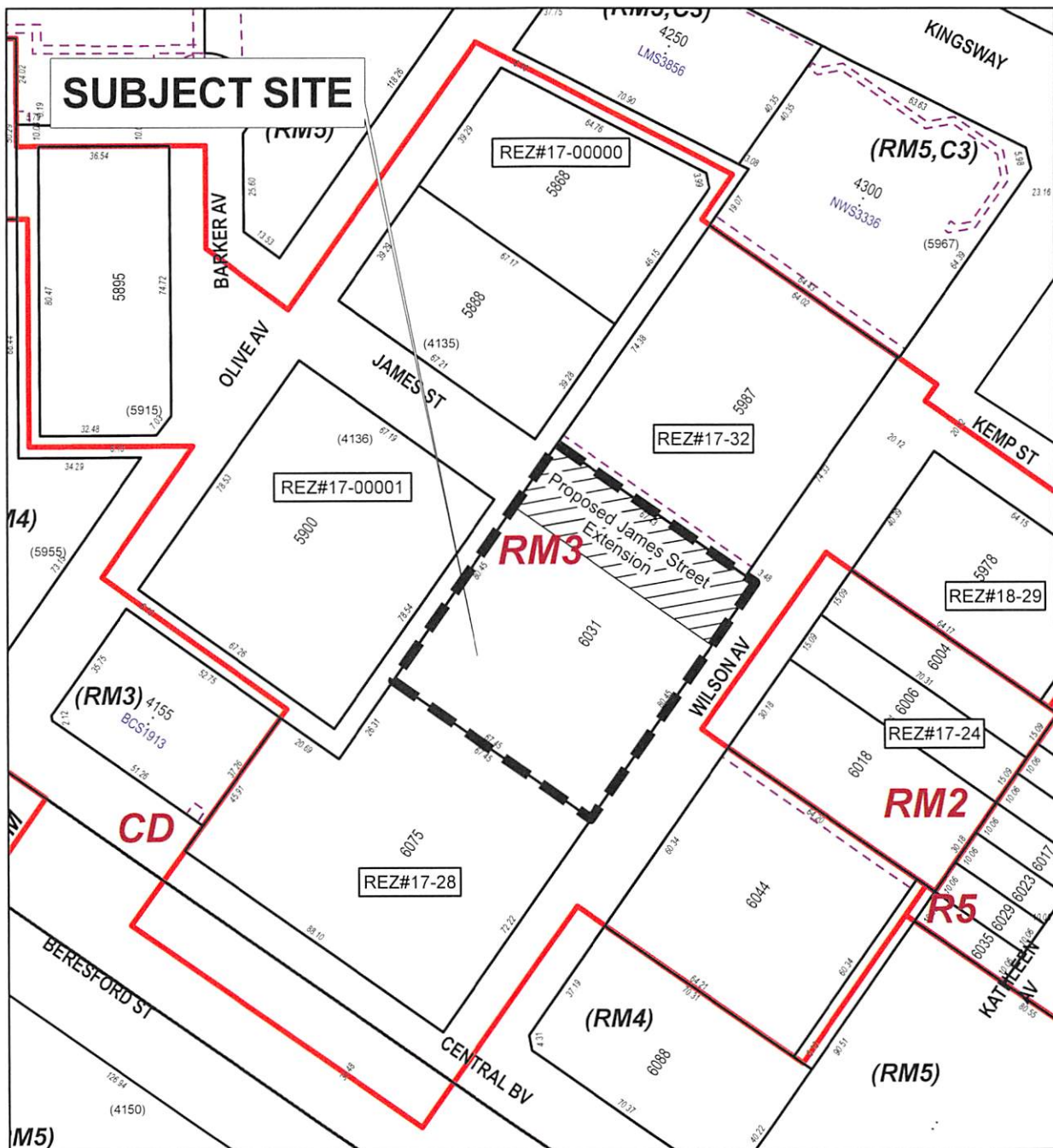
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JDC:ll

Attachments

cc: City Solicitor
City Clerk



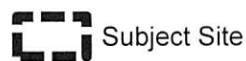
PLANNING & BUILDING DEPARTMENT

Date:
JUN 8 2021

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1:1,800

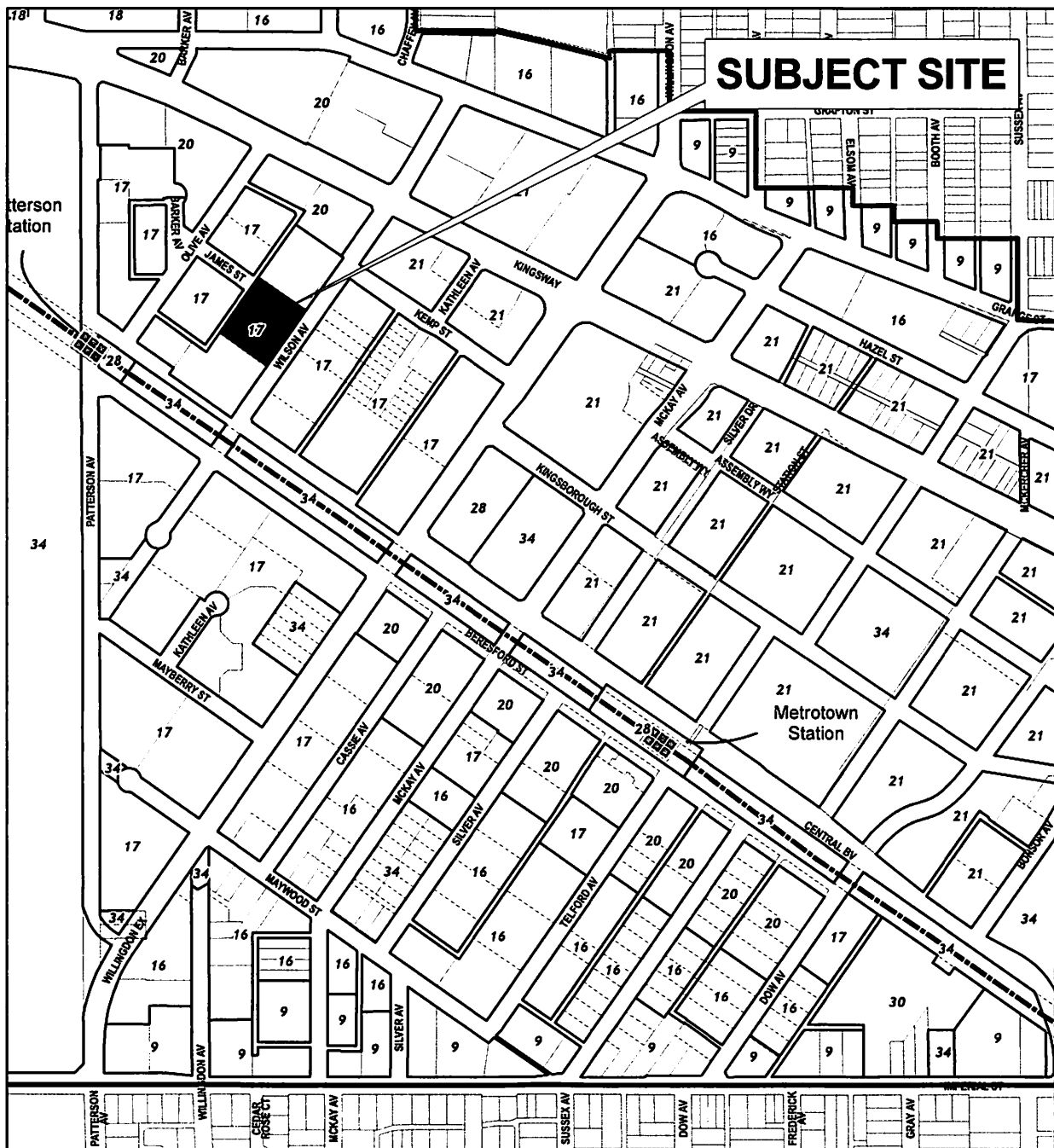
Drawn By:
RW

REZONING REFERENCE #21-12
6031 WILSON AVENUE



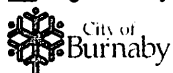
Subject Site

Sketch #1



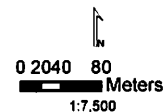
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan



Printed on May 27, 2021

Sketch #2

Delivered in person
2021-03-18

Attn: Jessica Devlin-Cross

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

RE: Letter of Intent to Accompany Rezoning Application for 4444-4488 Kingsway Ave

Please find enclosed a rezoning application for our property located at 4444-4488 Kingsway Avenue. Enclosed is the following:

- 2 cheques totaling \$66,609 as per the fee calculation provided by Anja, in her email dated March 11th
- Signed agent authorization form
- Rezoning application form
- Updated copy of land title
- Copies of registered charges

The purpose of this application is to request the City of Burnaby's approval to rezone the property from the current CD/C3/P8 zoning bylaws to a CD-1 zone based on the RM5s / RM5r / C3 zoning bylaws, as per the designation in the Metrotown Downtown Community Plan. The proposed form of development will be a high-rise tower, containing the following proposes uses:

- Market condo
- Market rental
- Affordable rental
- Hotel
- Office
- Retail

This complex mixed-use tower is expected to top 70 storeys – maximizing the potential density of the subject property. The building is conceptualized as a landmark destination multi-purpose building, that will be a nexus of living and working, complimented by public and private amenities.

This application will provide the following public benefits to the City of Burnaby:

- New affordable rental housing, where there is currently only a gas station
- Potential land dedications to facilitate the City of Burnaby's Transportation Plan objectives (to be confirmed)



- Bonus density funds (amount to be negotiated)
- DCC's valued at approximately \$3M
- Public art
- Destination retail facilitates to benefit existing and future residences
- Extraordinary architecture and thoughtful urban design
- New job space, in the delivery of new retail, hotel and office uses

We have engaged New York based architecture firm Gensler as the design architect, with support by Vancouver based IBI Architects. We look forward to working with you to deliver a form of development that meets or exceeds the guidelines of the Metrotown Downtown Plan. We are advancing design of the subject property and hope to share our initial concepts with you in the near future.

Please contact me directly moving forward should you have any questions or comments on this application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kyle Wright", with a large, sweeping loop at the end.

Kyle Wright
Senior Development Manager
Bosa Properties