

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-13 2021 June 09

ITEM #02

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:
Lots 1 and 2, DL 153, LMP Plan 40213
- From:** CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)
- To:** Amend CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts and C3 General Commercial District as guidelines)
- 1.3 Address:** 4444 and 4488 Kingsway (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is generally square in shape with an approximate width of 88.8 m (291 ft.), a depth of 86.5 m (284 ft.) and a total area of 7,430 m² (79,976 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 two-mixed use mixed-tenure high-rise buildings above a low-rise commercial podium.

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), 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 Metro Downtown neighbourhood of the Metrotown Downtown Plan, in a mixed-use neighbourhood with low, mid and high-rise

commercial buildings fronting Kingsway and residential uses south of Kingsway (see *attached* Sketches #1 and #2). The Metrotown Downtown Plan designates the subject site for high-density mixed-use development using the RM5s/RM5r and C3 Districts as guidelines. The property at 4444 Kingsway is currently improved with a gasoline service station. The property at 4488 Kingsway is currently improved with a residential sales centre and a surface level parking lot. Vehicular access to the site is from Kathleen Avenue and Kemp Street.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is to develop two high-rise mixed-use towers that incorporate market strata, market and non-market rental, a hotel, commercial office, ground oriented retail, and underground parking. Access to the site will be determined through a detailed road geometric.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) and Stream 3 (Voluntary Commercial Rental) would apply to the subject rezoning application, depending on the final plan of development.
- 4.3 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 14.3 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
C3	6.0 FAR
TOTAL	14.3 FAR

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

5.0 RECOMMENDATION

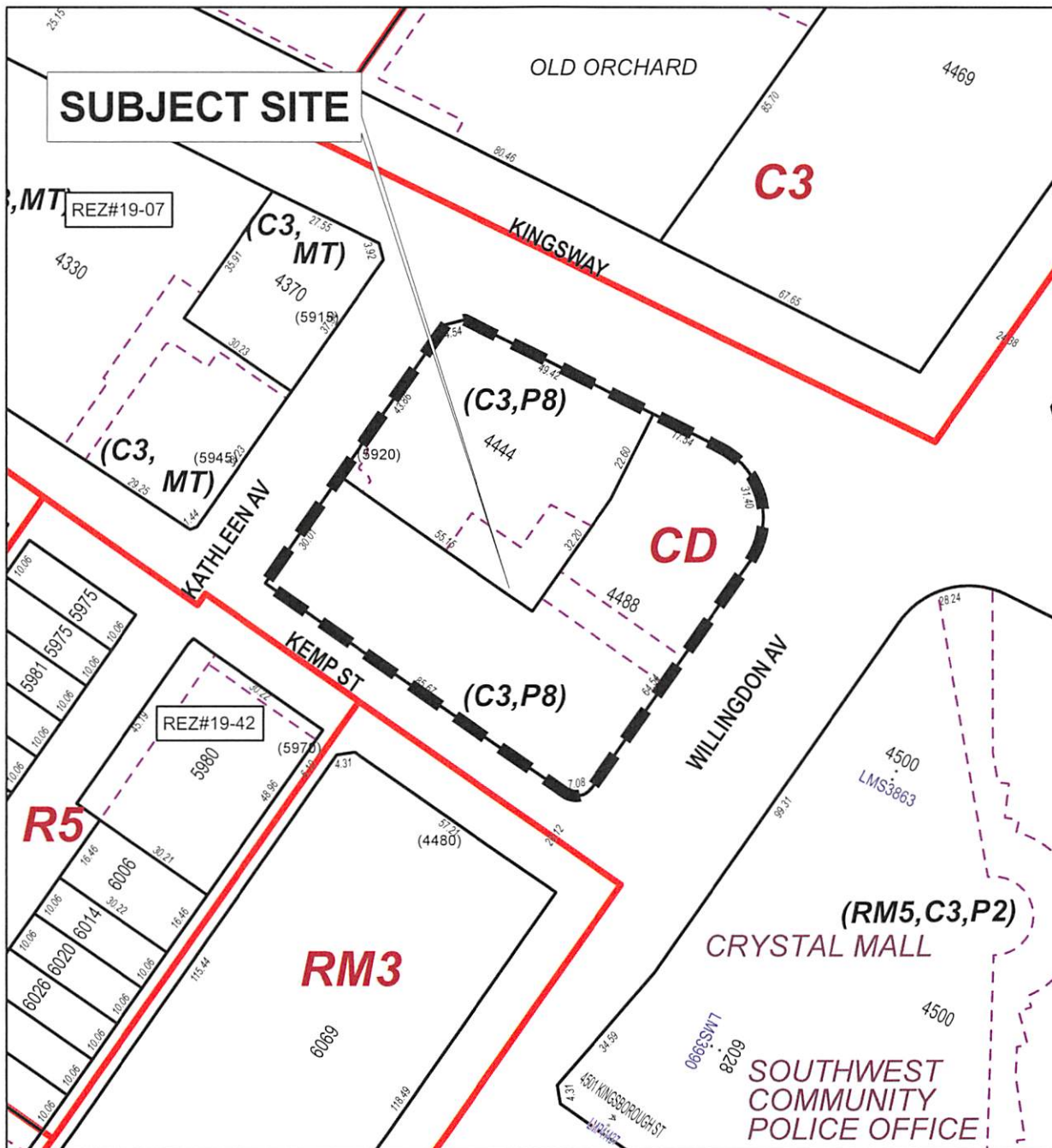
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JDC:ll

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

Date:
JUN 8 2021

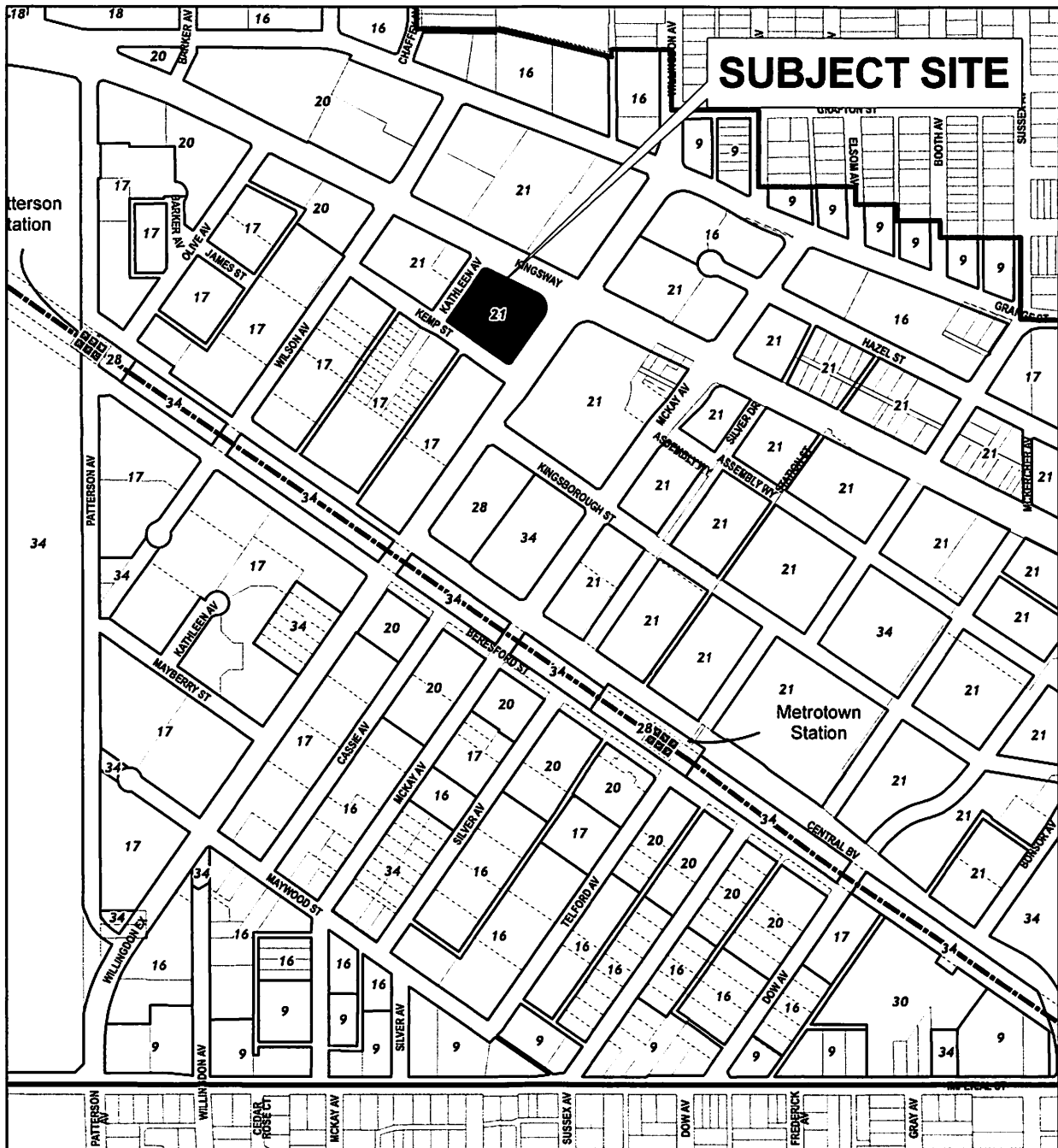
scale:
1:1,500

Drawn By:
RW

REZONING REFERENCE #21-13
4444 AND 4448 KINGSWAY

 Subject Site

Sketch #1



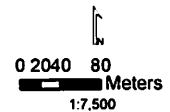
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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



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 6031 Wilson Avenue

Please find enclosed a rezoning application for our property located at 6031 Wilson Avenue. Enclosed is the following:

- 2 cheques totaling \$42,429 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
- Copy of registered charges (the only non-financial charge is a mutual encroachment agreement between our property and the property directly to the south owned by Anthem)

The purpose of this application is to request the City of Burnaby's approval to rezone the property from the current RM3 zoning bylaw to a CD-1 zone based on the RM5s / RM5r zoning bylaw, as per the designation in the Metrotown Downtown Community Plan. The proposed form of development will be a high-rise tower, containing a market condo use, with an accompanying low-rise rental building that will provide the required affordable inclusionary rental housing. Primary pedestrian / emergency service access for the condo tower is proposed to be via Wilson Avenue, with the primary pedestrian / emergency service for the rental building via James St. Both uses will have vehicular access via the existing City lane to the west.

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

- New affordable rental housing, that will significantly exceed the quality and quantity of the existing rental stock on the property
- Land dedication to facilitate the extension of James St to Wilson Avenue
- Bonus density funds valued at approximately \$22M (to be negotiated)
- DCC's valued at approximately \$1.5M
- Public art
- Extraordinary architecture and thoughtful urban design



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". The signature is fluid and cursive, with a large, sweeping loop at the end.

Kyle Wright
Senior Development Manager
Bosa Properties