

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #21-14 2021 June 09

#### ITEM #03

##### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ankenman Marchand  
Attn: Tim Ankenman  
1645 West 5<sup>th</sup> Avenue  
Vancouver, BC V6J 1N5
- 1.2 Subject:** Application for the rezoning of:  
Lot A, Block 59 and 64, DL 218, NWD Plan 1289
- From:** CD Comprehensive Development District (based on P5 Community Institutional District as guidelines)
- To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r and Multiple Family Residential District as guidelines)
- 1.3 Address:** 6005 Pandora Street (Sketch #1 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of 94.13 m (309 ft.), a depth of 150.79 m (495 ft.), and a total area of 14,195.61 m<sup>2</sup> (152,800 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 non-market senior citizens and non-market rental 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), and Mayor's Task Force on Community Housing Final Report (2019).

### 3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in the Capitol Hill neighbourhood, in a residential neighbourhood with a mix of single and two-family dwellings (see *attached* Sketch #1). The Burnaby Official Community Plan (OCP) designates the site for community institutional uses. The site is currently improved with four below-market senior's apartment buildings. Vehicular access to the site is currently from Stratford Avenue, Pandora Street and the rear lanes.

### 4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the construction of a new non-market senior citizens and non-market rental development by the Provincial Rental Housing Corporation (BC Housing). The preliminary development concept is to develop four low-rise non-market seniors' rental and market/non-market buildings. Access to the site will be from the rear lanes.
- 4.2 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 1.9 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
P5	0.8 FAR
RM3r	1.1 FAR
<b>TOTAL</b>	<b>1.9 FAR</b>

- 4.3 The proposed prerequisite conditions to 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.



SMN:tn

*Attachment*

cc: City Solicitor  
City Clerk

**A N K E N M A N   M A R C H A N D**

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**Tim Ankenman, Principal  
Ankenman Marchand Architects  
1645 West 5<sup>th</sup> Avenue  
Vancouver, BC, V6J 1N5  
Phone: 604-872-2595 ext.28**

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**E**

**March 22, 2021**

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

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**Re:    Rezoning Letter of Intent  
      6005 Pandora Street**

**R**

**I, Tim Ankenman, on behalf of BC Housing, have submitted this application to rezone 6005 Pandora Street from the current CD (P5) zoning District to the CD Comprehensive Development District (utilizing the P5 and RM3r Districts). The intent of this rezoning application is to construct four 4-storey affordable rental buildings.**

**A**

**Sincerely**



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**Tim Ankenman, Principal  
Ankenman Marchand Architects**

