

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-15 2021 JUNE 09

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Canderel Management Inc.
1509 – 505 Burrard Street, Box 96
Vancouver, BC V7X 1M2
Attn: Nicholas Kasidoulis
- 1.2 Subject:** Application for the rezoning of:
Lot 53, DL 4, Group 1, NWDP 31308, Except Reference Plan 34875,
Plans LMP52627 and EPP10715
- From:** C4 Service Commercial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 3965 North Road (see *attached* Sketch #1)
- 1.4 Size:** The subject property is rectangular in shape with an approximate lot width of 59.3 m (195 sq. ft.), lot depth of 93.5 m (307 sq. ft.), and a total area of approximately 5,544.2 m² (59,677 sq. ft.), subject to legal survey.
- 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 high-rise mix-tenure buildings atop a commercial/retail podium.

2.0 CITY POLICIES

The proposed rezoning application is consistent with the site's designation in the Lougheed Town Centre Plan. It also 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 within the Lougheed Town Centre Plan area, in a commercial neighbourhood with a mix of older commercial and industrial buildings (Sketch #2 *attached*). The Lougheed Town Centre Plan designates the subject site for high-density mixed-use development using the RM5s/RM5r

and C3 Districts as guidelines. The site is currently improved with a gas station and older office building. Vehicular access to the site is currently provided from Austin Road, North Road and Gatineau Place.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is to develop two high-rise strata and rental residential buildings with a commercial podium, including retail at grade and full 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 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.

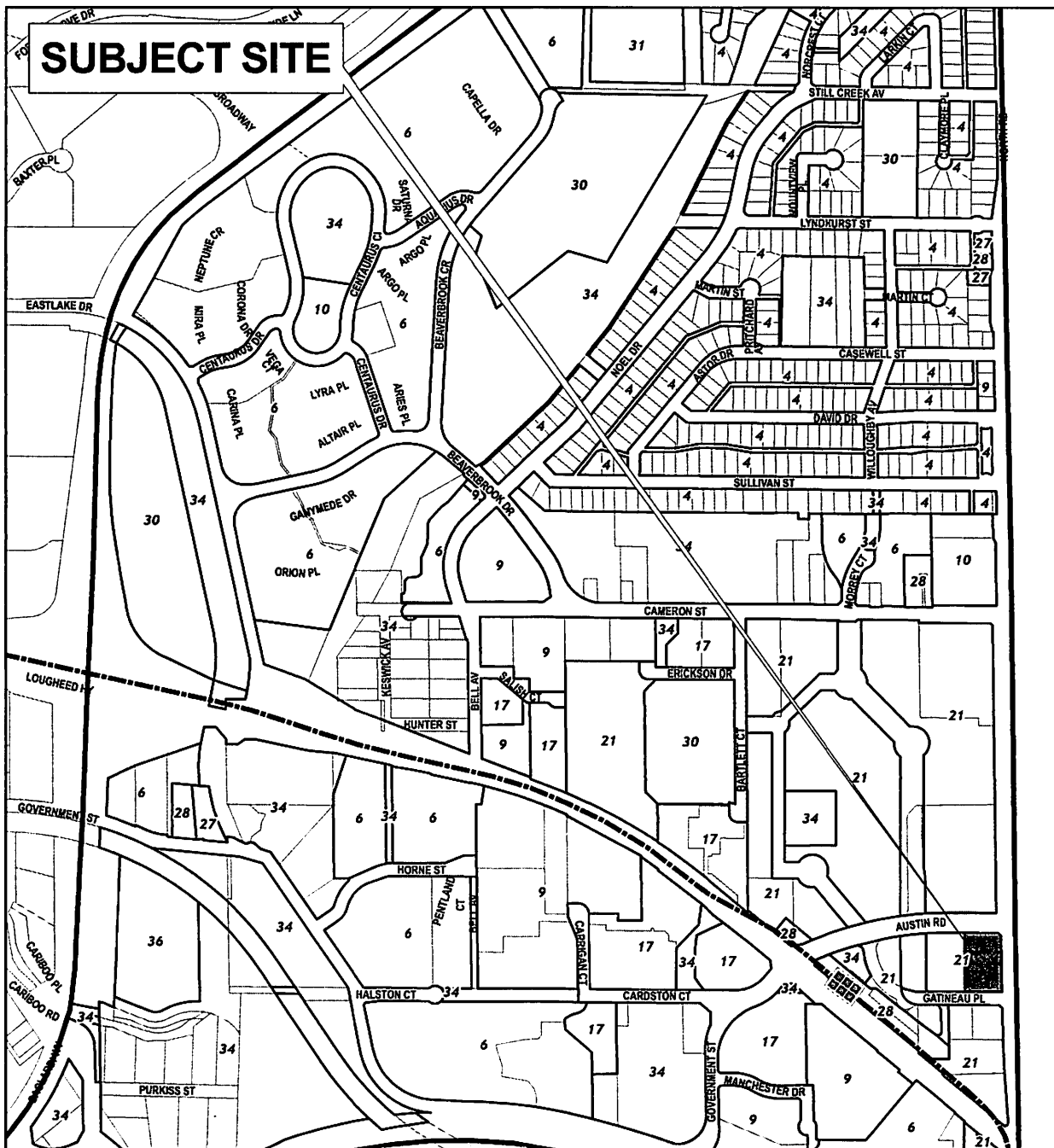


GT:ll

Attachments

cc: City Solicitor
City Clerk

SUBJECT SITE



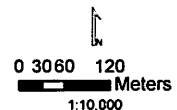
- 4** Single and Two Family Residential
- 6** Ground Oriented Residential (RM2)
- 9** Medium Density Residential (RM3s)
- 10** Medium Density Mixed Use (RM3s/Commercial)
- 17** High Density Residential (RM5s)
- 21** High Density Mixed Use (RM5s/C3)

- 27** Commercial
- 28** Institutional
- 30** Public School (P3)
- 31** Industrial
- 34** Park and Public Use
- 36** Recreational Vehicle Park (P10)



Planning and Building Dept

Lougheed Town Centre Plan



Printed on April 20, 2021

Sketch #2



Canderel Management Inc.
1509-505 Burrard Street Box 96
Vancouver, BC, V7X 1M5

April 14, 2021
Edward W. Kozak, Director
City of Burnaby Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

3965 North Road, Burnaby BC

Lougheed Town Centre Plan

I, Nicholas Kasidoulis, of Canderel Management Inc., have submitted this application to rezone 3965 North Road. The site is currently zoned C4 Service Commercial District and is occupied by an Esso gas station and office building. This rezoning application proposes to rezone the site from the current C4 District to the CD Comprehensive Development District utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District as guidelines), in line with the Lougheed Town Centre Plan. The intent of this rezoning application is to develop a high-density mixed-use development, comprised of two towers and a commercial podium, with market strata and rental residential, an office component and retail at grade.

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

Attached:

- Application for Rezoning Form
- Authorization Form
- Title Search Print
- Applicable Fees
- Letter of Intent

Sincerely,

Nicholas Kasidoulis
Senior Director, Project & Development Services,
Western Canada