

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-16
2021 JUNE 09

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Porte Communities
Craig Marcyniuk
100 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
- 1.2 Subject:** Application for the rezoning of:
West 50 feet, Block 4, District Lot 94, Group 1, NWD Plan 720
Lot 8 Except: the West 50 feet; District Lot 94, Group 1, NWD Plan 720
Lot 1, District Lot 94, Group 1, NWD Plan 6178
- From:** C4 Service Commercial District
- To:** CD Comprehensive Development District (based on C9 Urban Village District)
- 1.3 Address:** 5292 and 5318 Kingsway (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is irregular in shape with an approximate area of 2,222.02 m² (23,917.62 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 six-storey mixed-use 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), Mayor's Task Force on Community Housing Final Report (2019), and Royal Oak Community Plan (1999).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Royal Oak Community Plan, in a commercial/mixed-use neighbourhood with a mix of older commercial and newer mixed-use buildings (see *attached* Sketches #1 and #2). The Royal Oak Community Plan designates the subject site for medium-density mixed-use development using the C9 Urban Village District as a guideline. The site is currently improved with a single storey carwash facility. Vehicular access to the site is from Grimmer Street and Kingsway.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to permit the construction of a medium-density mixed-use mixed-tenure development in accordance with the Royal Oak Community Plan. The preliminary development concept is to develop a single low-rise building fronting both Kingsway and Grimmer Street. Access will be via Grimmer Street.
- 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 3.025 FAR, as outlined in Table 1 below, subject to conditions set out in the Burnaby Zoning Bylaw, and the approval of Council.

Zoning District	Maximum Potential Density
C9	2.2 FAR
Density Offset	0.825 FAR
TOTAL	3.025 FAR

- 4.3 The Royal Oak Community Plan indicates that 5292 Kingsway is intended to be included as an assembly site with the properties to the west fronting Kingsway (5204, 5224, 5242, and 5276 Kingsway), while 5318 Kingsway is intended to be included as an assembly site with the property to the east (5400 Kingsway). The applicant has made efforts to acquire the adjacent properties to the immediate west and east in order to include them as part of the development site. A letter was received from a representative of the property owner to the east indicating they are not interested in selling; the property owner to the immediate west did not respond. The subject site has sufficient lot area to develop under the C9 District guidelines; the remaining properties at 5204, 5224, 5242, and 5276 Kingsway as one consolidated site, and 5400 Kingsway on its own could form separate future development sites. Notwithstanding, it is recommended that a copy of this report be sent to the property owners of 5204, 5224, 5242, 5276, and 5400 Kingsway for their information.
- 4.4 The proposed prerequisite conditions of the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

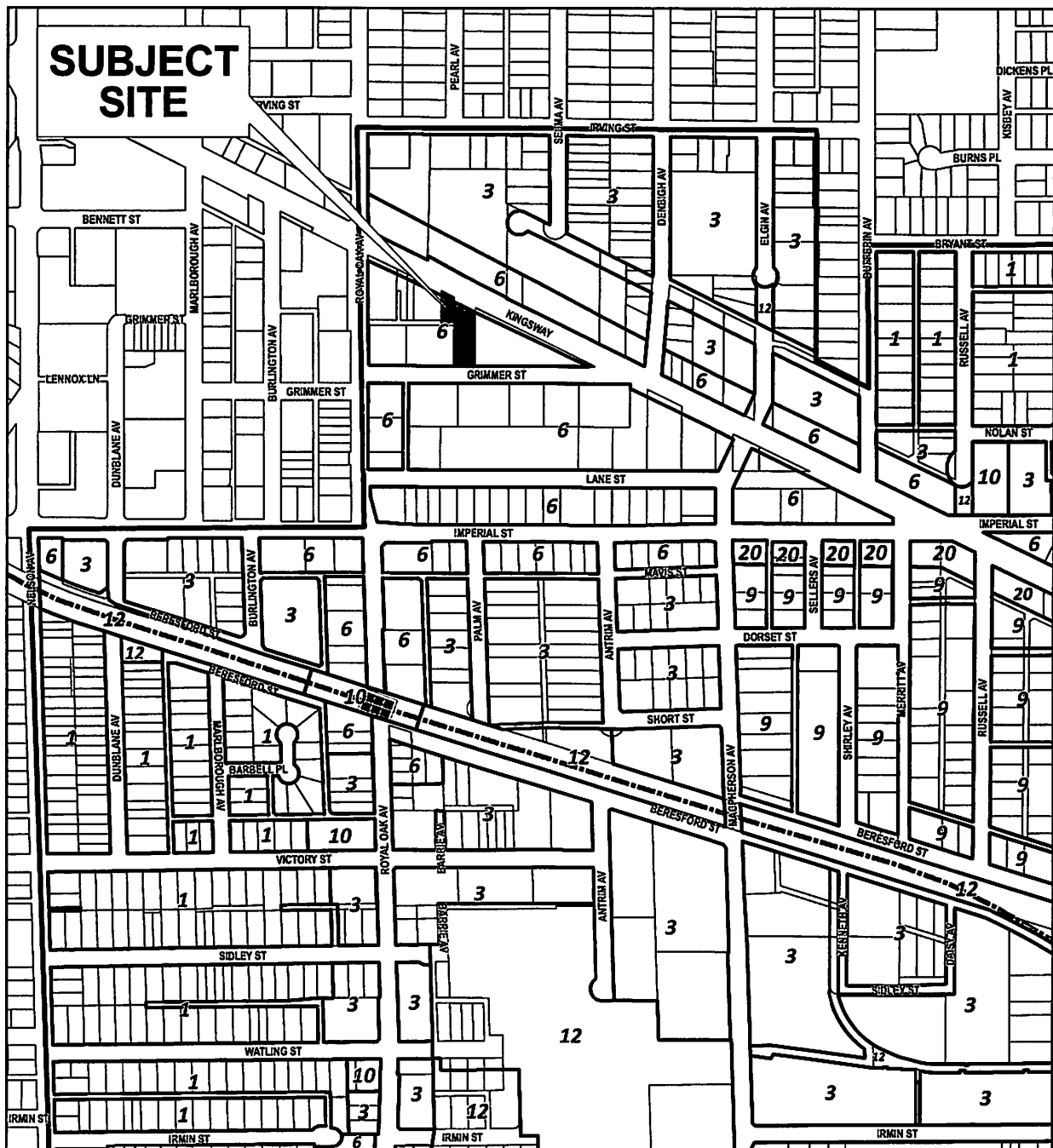
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the property owners of 5204, 5224, 5242, 5276, and 5400 Kingsway for information.



LS:ll

Attachments

cc: City Solicitor
City Clerk



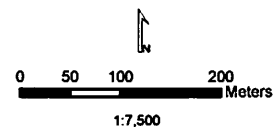
Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use
- 20 Industrial and Commercial Mixed Use





April 15th, 2021

Craig Marcyniuk
Director of Development
Porte Communities
100-33 East 8th Avenue, Vancouver BC, V5T 1R5

Lisa Scott,
Community Planner
City of Burnaby
4949 Canada Way, Burnaby BC, V5G 1M2

Ms. Lisa Scott:

Re: Porte Communities Application for Rezoning – 5292 and 5318 Kingsway Burnaby BC

It is with pleasure, that on behalf of Porte Communities, that I submit this letter of intent for our rezoning application for 5292 and 5318 Kingsway, Burnaby, BC. We look forward to continuing our positive relationship with the City of Burnaby which has already yielded three award-winning multifamily buildings.

We intend to redevelop the existing closed car wash facility into a six-story mixed-use commercial and multifamily development. The proposed 80 new homes and commercial space will be in harmony with the Royal Oak plan.

This project will be constructed within the Green Building Policy and will be mindful of future greenhouse gas emissions. The walkable, amenity rich neighbourhood in close proximity to the Sky Train are key considerations to ensure we are creating a healthy sustainable community.

We recognize the shortage of affordable rental units in the City of Burnaby. Therefore, we intend to provide 20% of the total number of strata units calculated using the C-9 District floor area ratio as purpose-built rental housing with 20% below CMHC market median rent rates.

We look forward to the opportunity to work with your staff on the rezoning requirements following authorization by Council.

Thank you in advance,

Porte Communities


Craig Marcyniuk
Director of Development
Porte Communities