

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-32 2021 SEPTEMBER 29

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Concord Pacific
Suite 900 - 1095 West Pender Street
Vancouver, BC V6E 2M6
Attn: Matt Meehan
- 1.2 Subject:** Application for the rezoning of:
Lot 2, District Lots 32, 152 and 153, Group 1, New Westminster District
Plan EPP76863
- From:** CD Comprehensive Development District (based on RM5s, Multiple
Family Residential District, C3 General Commercial District and
Metrotown Development Plan guidelines).
- To:** Amended CD Comprehensive Development District (based on RM5s &
RM5r Multiple Family Residential District, C3 General Commercial
District and Metrotown Development Plan guidelines).
- 1.3 Address:** 4750 Kingsway (Sketch #1 *attached*)
- 1.4 Size:** The site is generally square in shape with a site area of approximately
21,509 m² (231,521 sq. ft.). The site is Phase 2 of the larger site at 4750
and 4754 Kingsway with a site area of approximately 36,160 m² (8.9
acres).
- 1.5 Services:** The Director of 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 five-mixed use high-rise buildings above low-rise
residential and commercial podiums.

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

- 3.1 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 (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.
- 3.2 The subject site represents Phase 2 of a Comprehensive Development (CD) Plan for the redevelopment of the former Sears site at 4750 and 4754 Kingsway, an 8.9 acre site immediately adjacent to, and integrated with, the Metropolis at Metrotown shopping centre (see attached Sketch #1). The CD Plan received Final Adoption under rezoning application #13-07 (Amendment Bylaw No. 37/17; Bylaw #13805) and Rezoning Reference #20-25 (Bylaw 14268, Amendment Bylaw No. 56/2020) for a Conceptual Master Plan and Phase I.
- 3.3 The subject site currently comprises the former Sears Canada department store at grade level, a basement level toy store (Toys ‘R’ Us) and related surface and underground parking and loading facilities.
- 3.4 Since the adoption of the Sears (Concord Metrotown) Conceptual Master Plan and registration on title of the Density Allocation Covenant, Council adopted the Rental Use Zoning Policy to support the construction of inclusionary and replacement rental units in the City. In accordance with the Policy, the subject rezoning application is required to comply with Stream 2 – Inclusionary Rental requirements. To assist with the provision of non-market housing in Phase 2, an RM5r rental density up to 2.2 FAR and density offset up to 1.1 FAR are considered appropriate given the RM5s designation. It is noted however, that in accordance with the terms of the Density Allocation Covenant, approximately 28 percent (278, 691 sq.ft.) of the density generated from the Phase 2 site was utilized in Phase 1. Therefore, it is proposed that the RMr and density offset only be applied to approximately seventy-two percent of the Phase 2 site area (202,307 sq. ft. - subject to legal survey). The resulting total permitted residential density for the overall Sears Master Plan site, inclusive of RMr rental density and density offset, is outlined in table 1 below.

Zoning District	Site Area (sq.ft.)	Maximum FAR	Maximum GFA
RM5s Multiple-Family Residential District (Master Plan)	389,171 (Gross)	5.0	1,945,855
RM5s Multiple-Family Residential District (Phase 1)	132,127 (Net)	9.18	1,213,011
RM5s Multiple-Family Residential District (Phase 2)	202,307 (Net)	3.62	732,844
RM5r Multiple Family Residential District (Phase 2)	145,661 (72% of Net)	2.2	320,454
RM5 Multiple Family Residential District Density Offset	145,661 (72% of Net)	1.1	160,227
Total	-	-	2,426,536

Table 1 – breakdown of permitted RM residential density for the overall Sears Master Plan Site, inclusive of RMr rental density and density offset.

The subject application is consistent with the adopted Conceptual Master Plan, Density Allocation Covenant, and Rental Use Zoning Policy.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning application is to advance Phase 2 of the Sears Site Conceptual Master Plan, approved under Rezoning Reference #13-07. The preliminary development concept is to develop five high-rise mixed-use towers that incorporate market strata, market and non-market rental, 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 Phase 2, it is noted that the maximum density permitted may be up to 2,427,367 sq.ft., as outlined in Table 2 below, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council. Based on a proposed Phase 2 net site area of 202,307 sq. ft. (subject to legal survey), the resultant RM residential floor area be up to 1,213,525 sq.ft., and the commercial and commercial rental floor area may be up to 1,213,842 sq.ft.. The building forms will be required to comply with the massing guidelines established through Sears Site Master Plan.

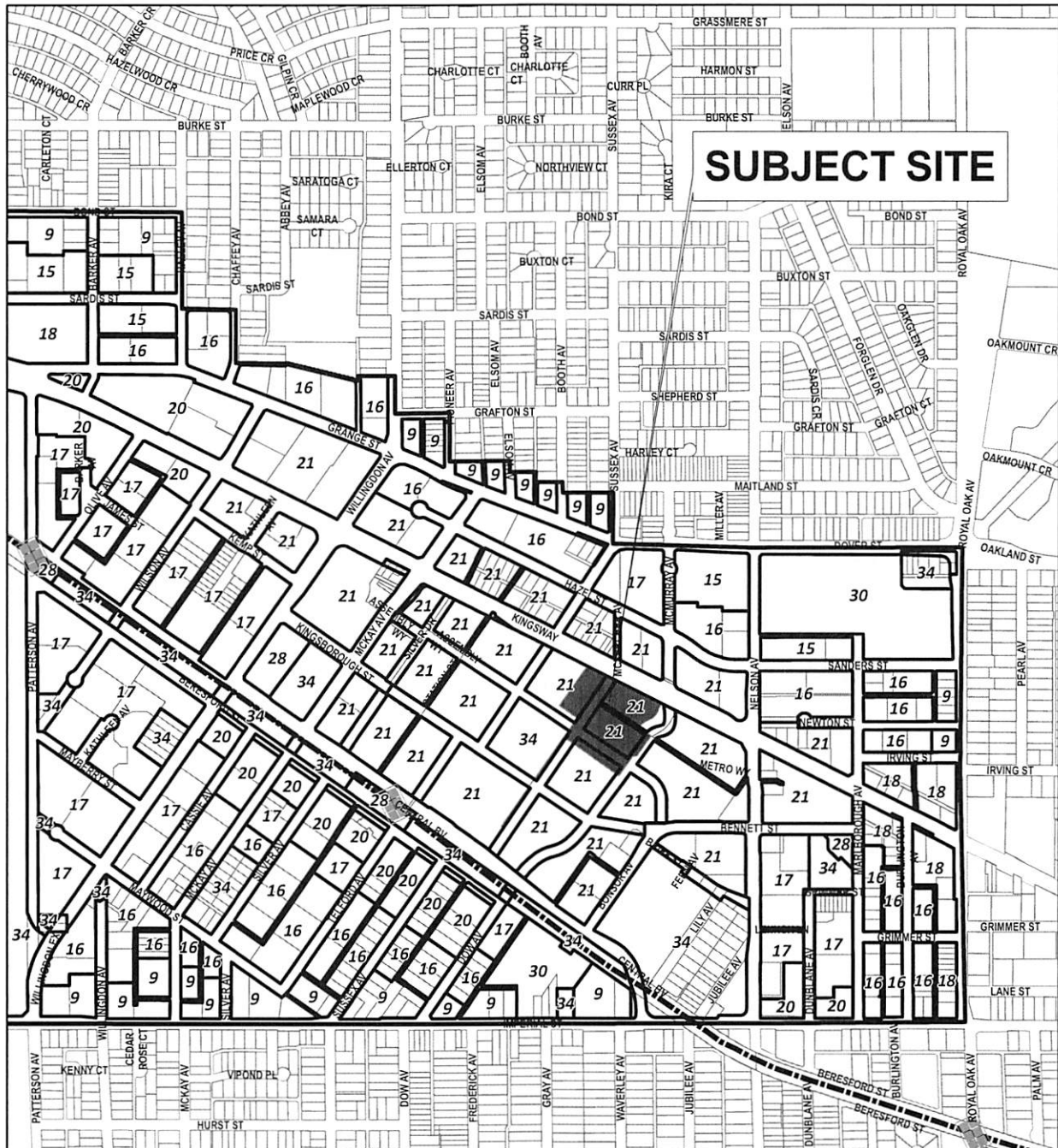
Zoning District	Maximum GFA (sq.ft.)
Remaining RM5s District Density (in accordance with the Master Plan Density Allocation Covenant)	732,844
RM5r District Density	320,454
RM5 Density Offset	160,227
C3 Neighbourhood Commercial District Density	1,213,842
TOTAL	2,427,367

Table 2 – breakdown of maximum density permitted for Phase 2

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

JDC

Attachments



SUBJECT SITE

- 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)

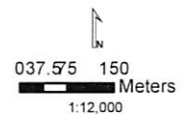
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on August 31, 2021

Metrotown Plan



Sketch #2

August 20, 2021

Concord Kingsway Projects GP Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

To: Johannes Schumann, Assistant Director Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent - Concord Metrotown Phase 2 (remainder lot)

I, Matt Meehan, on behalf of Concord Kingsway Projects GP Ltd., am applying to rezone Phase 2 of the Concord Metrotown development located at 4750 Kingsway from CD Comprehensive Development District (based on RM5s Multiple Family Districts), and C3 General Commercial District to the Amended CD Comprehensive Development District (based on RM5s Multiple-Family District and Metrotown Downtown Plan as guidelines).

Concord Metrotown Phase 2 (Phase 2A, 2B, and 2C) will include 5 towers on commercial and rental podiums. The site will continue MacMurray Avenue South of Phase 1's road dedication; this new road will link with the private roads including the East-West street called Festival Way; and the North-South street called McKercher. North of Festival way, Phase 2A will include two residential towers including a 6 storey retail & rental podium; Phase 2b will also be a residential tower with a 6 storey retail and rental podium. South of Festival way, Phase 2C will include a rental tower, as well as an office tower on a retail office & rental Podium. The private roads will be built during the first phase of the project (Phase 2A and Phase 2B); while Phase 2C will seek PPA and other permits for development at a later date.

Enclosed with this letter is a cheque in the amount of \$112,551.00 as well as copies of the most recent Title.

We look forward to working with the City toward the approval of this Rezoning Application.

Sincerely,



Matt Meehan, SVP Planning
Concord Kingsway Projects GP Ltd.