

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #21-33 2021 SEPTEMBER 29

### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Brownstone Development Consultants Ltd.  
Attn: Richard White  
411 – 8940 University Crescent  
Burnaby, BC V5A 0E7
- 1.2 Subject:** Application for the rezoning of:  
Lot 1 District Lot 69 Group 1 New Westminster District Plan 75707;  
Lot 8 Block 45 District Lot 69 Group 1 New Westminster District Plan 1321; Lot 9 Block 45 District Lot 69 Group 1 New Westminster District Plan 1321; and Lot 37 District Lot 69 Group 1 New Westminster District Plan 39292
- From:** C4 Service Commercial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family District, RM3r Multiple Family District, C2 Community Commercial District, and Broadview Community Plan as guidelines)
- 1.3 Address:** 3819 and 3841 Canada Way (Sketches #1 and 2 *attached*).
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 130.79 m (429 ft.), lot depth of 35.04 m (115 ft.), and total area of 4,583.31 m<sup>2</sup> (49,334 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 mixed-use multiple-family development with commercial uses at grade.

#### 2.0 CITY POLICIES

The proposed mixed-use development 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 Broadview Community Plan (1982).

### **3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS**

The subject site is located within the Broadview Community Plan area (see Sketch #2 *attached*), and is designated for mixed-use multiple-family development with commercial uses at grade under the CD Comprehensive Development District, utilizing the RM3 Multiple Family District, RM3r Multiple Family District, and C2 Community Commercial District as guidelines.

The property is comprised of four legal lots, and is improved with four older one and two-storey commercial buildings. The prevailing site zoning is C4 Service Commercial District.

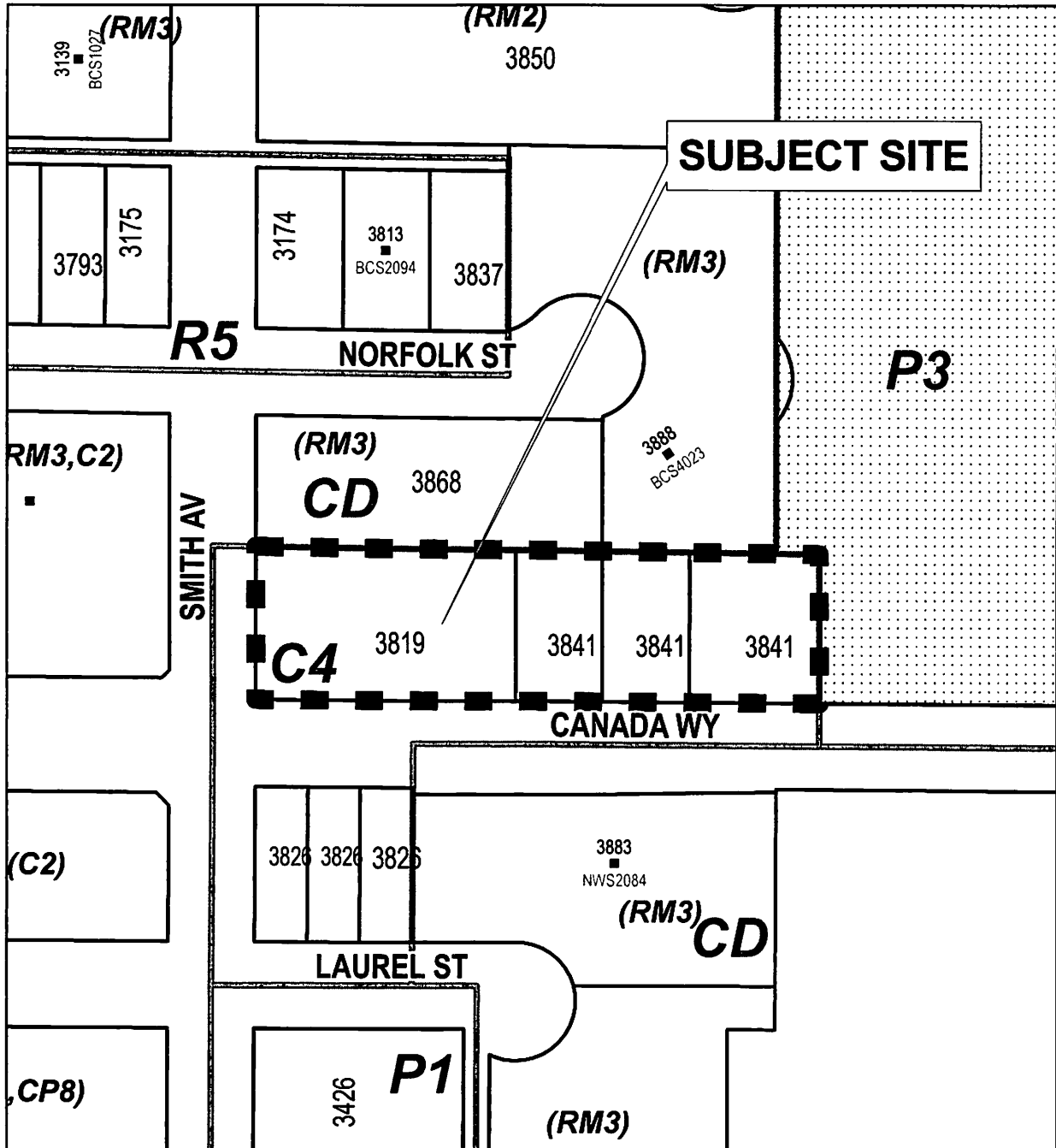
### **4.0 GENERAL INFORMATION**



4.1 The purpose of this rezoning is to facilitate the development of a five or six storey mixed-use multiple-family development with commercial uses at grade. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 4.05 FAR, which includes 1.1 FAR (RM3 District), 1.1 FAR (RM3r District), 0.55 FAR (Density Offset), and 1.3 FAR (C2 District), to a maximum height of six storeys, and subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

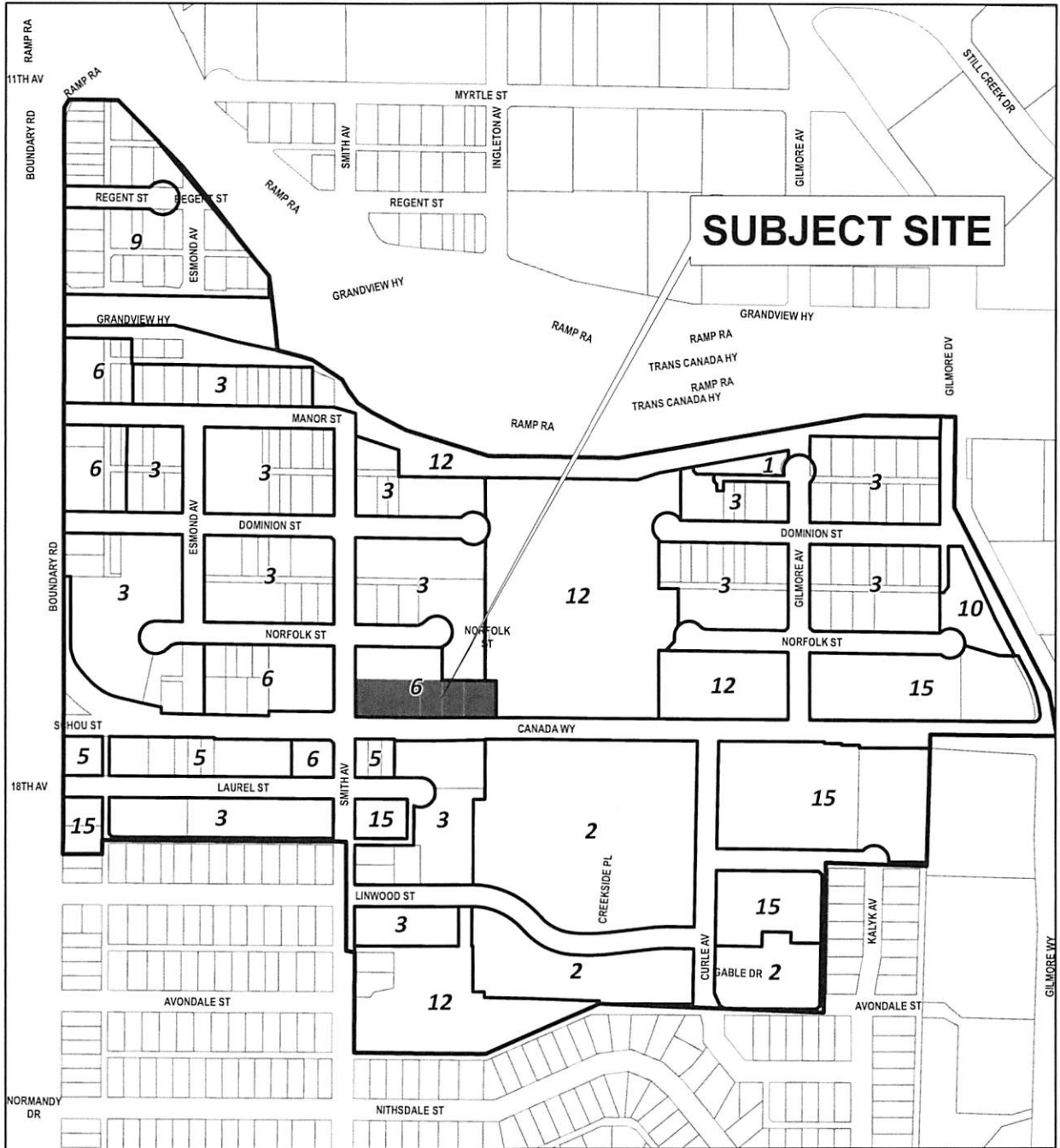
SMN:tn

#### ***Attachments***



 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>Date: AUG 31 2021</p>	<p>REZONING REFERENCE #21-33 3819 AND 3841 CANADA WAY</p> <p> Subject Site</p>
<p>scale: 1:1,500</p>	
<p>Drawn By: RW</p>	

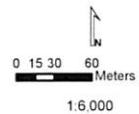
Sketch #1



- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 9 Industrial                         |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial                                 | 15 Community Institutional           |
| 6 Medium Density Mixed Use                   |                                      |



## Broadview Community Plan



Planning and Building Dept

Printed on August 31, 2021

Sketch #2

August 25, 2021

Mr. Edward Kozak, Director of Planning  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Sir:

**RE-ZONING OF 3819 and 3841 Canada Way**

The Owner of 3819 and 3841 Canada Way, wishes to Re-Zone their property from a C4 commercial use to a multi family residential, commercial use with related parking below grade. The Zoning they seek is C2/Rm3 and RM3R districts in the Burnaby zoning bylaw.

The site is approximate 49,165 s.f.

It is anticipated that the site will net a maximum buildable area of 1.1 FSR of "market for sale" residential uses (+/-54,081s.f.), and 1.1 FSR rental accommodation (+/-54,081).

In addition to these uses 1.3 FSR of commercial uses (63,914 s.f.) are available for the site. We would be proposing to split the commercial and market housing somewhere around 51%/49%.

We are assuming that we will be including 5% in amenities.

Kindest Regards



Richard White, MRAIC  
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Email: [rwhite@bsdcltd.com](mailto:rwhite@bsdcltd.com)