



Item
Meeting 2021 December 06

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2021 December 01
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series
SUBJECT: REZONING APPLICATIONS
PURPOSE: To submit the current series of new rezoning applications for the consideration of Council.

RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicants towards the preparation of suitable plans of development for presentation to future Public Hearings on the understanding that more detailed reports will be submitted at a later date.

Council consideration of the recommendation contained within this report, and as detailed in the *attached* appendices, is requested. The following rezonings have been received for Council's consideration.

Appendix A	Rez #21-29	5650 Beresford Street
Appendix B	Rez #21-30	Portion of 2160 Springer Avenue, 2210 Springer Avenue and Portion of 5334 Lougheed Highway
Appendix C	Rez #21-36	6470 and 6508 Silver Avenue
Appendix D	Rez 21-38	9000 Glenlyon Parkway
Appendix E	Rez 21-39	6540 and 6592 Telford Avenue
Appendix F	Rez 21-40	5535 Hastings Street
Appendix G	Rez 21-41	4955 Newton Street
Appendix H	Rez 21-42	9861 Austin Road
Appendix I	Rez 21-43	5675 and 5691 Rumble Street


E.K. Kozak, Director
PLANNING AND BUILDING

JBS:spf
Attachments

cc: Realty and Lands

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-29

Appendix A

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Boffo Developments Ltd.
200 – 4580 Hastings Street
Burnaby, BC V5C 2K4
(Attention: Brendan Reeves)
- 1.2 Subject:** Application for the rezoning of:
Lot “B” District Lot 97 Group 1 New Westminster District Plan 3851
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines)
- 1.3 Address:** 5650 Beresford Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is irregular in shape with an area of approximately 3,207.7 m² (34,527 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 a six-storey purpose built residential rental building atop underground parking.

2.0 CITY POLICIES

The proposed rezoning application 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

- 3.1** The subject site (Beresford Site) is approximately 3,207.7 m² (34,527 sq. ft.) in size, subject to legal survey, and is comprised of a single parcel at 5650 Beresford Avenue, as well as an abutting City lane, which is identified for closure and consolidation with the subject site. The site is located at the southwest corner of Kenneth Avenue and Beresford Street (see *attached* Sketch #1), and is designated under the Royal Oak Community Plan

for medium-density multiple-family residential, utilizing the RM3 and RM3r Districts as guidelines (see Sketch #2 *attached*). The site currently operates as a storage yard with access from Kenneth Avenue.

- 3.2 In an effort to address the issue of temporarily relocating tenants displaced by development while their new rental housing is constructed, the applicant has requested consideration of an innovative approach to meet the City's rental housing and non-market housing objectives. The applicant is also the owner of the Bassano Site, a proposed three phased, high-density residential development located within the Brentwood Town Centre Development Plan area advancing under Rezoning Reference #17-14. The noted Phase 1 development appears on Council's agenda.

As detailed and approved in the Master Plan Public Hearing Report, dated 2021 October 20, the applicant is proposing to leverage both the Bassano Site and the Beresford Site to deliver the required inclusionary rental requirements of both sites, while also providing additional rental housing opportunities to house displaced tenants while their new rental homes are constructed. To accommodate the development proposal, the applicant is proposing a density and partial rental obligation transfer between the two sites.

In summary, approximately 93 purpose built rental units would be constructed at the Beresford Site prior to or concurrently with Phase 1 of the Bassano development. These units would serve as temporary housing for displaced tenants from development sites within the Metrotown Downtown Plan Area and beyond. Under the proposal, RM3 density and density offset from the Beresford Site would be transferred to the Bassano Site for market strata development, and a portion of the Bassano Site's RM5r density would be transferred to the Beresford Site to support delivery of the proposed 93 'swing units'. It is proposed that these units temporarily satisfy the inclusionary rental requirement for Phases 1 and 2 of the Bassano Site, as well as the inclusionary requirement for the Beresford Site, until the delivery of additional inclusionary non-market rental units in Phase 3 of the Bassano development. Upon completion of Phase 3 of the Bassano Site, which will include a non-market rental podium, approximately 36 units at the Beresford Site would be converted permanently to inclusionary non-market rental to satisfy the overall inclusionary rental requirement for the Bassano and Beresford Sites, with the remainder of the units either continuing as 'swing units' for displaced tenants, or converting to a mix of market and non-market rental units on a 1:1 basis as permitted under the adopted Rental Use Zoning Policy.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single six-storey purpose built rental residential building, atop underground parking. Approximately 93 dwelling units are projected, and site access is proposed via Kenneth Avenue.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) would apply to the subject rezoning application. As noted above, it is proposed that the projected 93 'swing' rental units temporarily satisfy the inclusionary rental requirement of the Bassano

site, until completion of Phase 3 of the Bassano Site, at which time, approximately 36 units at the Beresford Site would be converted permanently to inclusionary non-market rental to satisfy the overall inclusionary rental requirement for the Bassano and Beresford Sites.

- 4.3 Although a suitable plan of development has yet to be determined for the subject site, it is noted that the site's maximum residential density permitted is up to 2.75 FAR, as outlined in Table 1, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council. As described above, it is proposed that all RM3 density and density offset from the subject site be transferred to the Bassano Site, and approximately 38,559 sq. ft. of the Bassano Site's RM5r density be transferred to the subject site, which equates to approximately 1.12 FAR when applied to the subject site area. Therefore, the subject site's density would not exceed the maximum permitted density of 2.75 FAR once all proposed density transfers are accounted for.

Zoning District	Maximum Permitted Density
RM3	1.1 FAR
RM3r	1.1 FAR
Density Offset	0.55 FAR
TOTAL	2.75 FAR

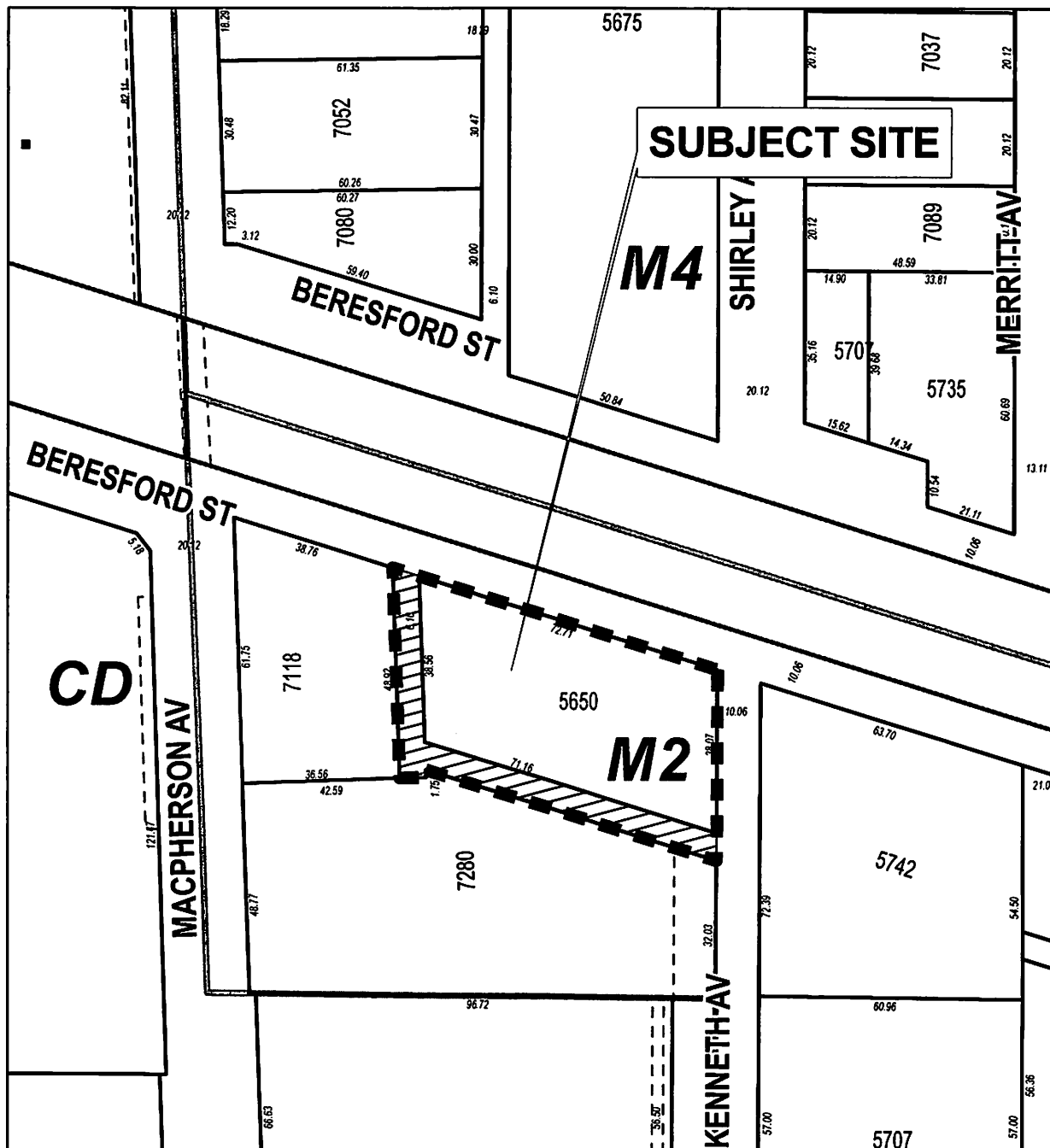
Table 1 – maximum residential density generated by the Beresford Site

- 4.4 Completion of Rezoning Application #17-14 for the Bassano Site Master Plan is required prior to or concurrent with completion of the subject application.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

MN:spf

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

Date: SEP 27 2021

scale: 1:1,500

Drawn By: RW

REZONING REFERENCE #21-29
5650 BERESFORD STREET

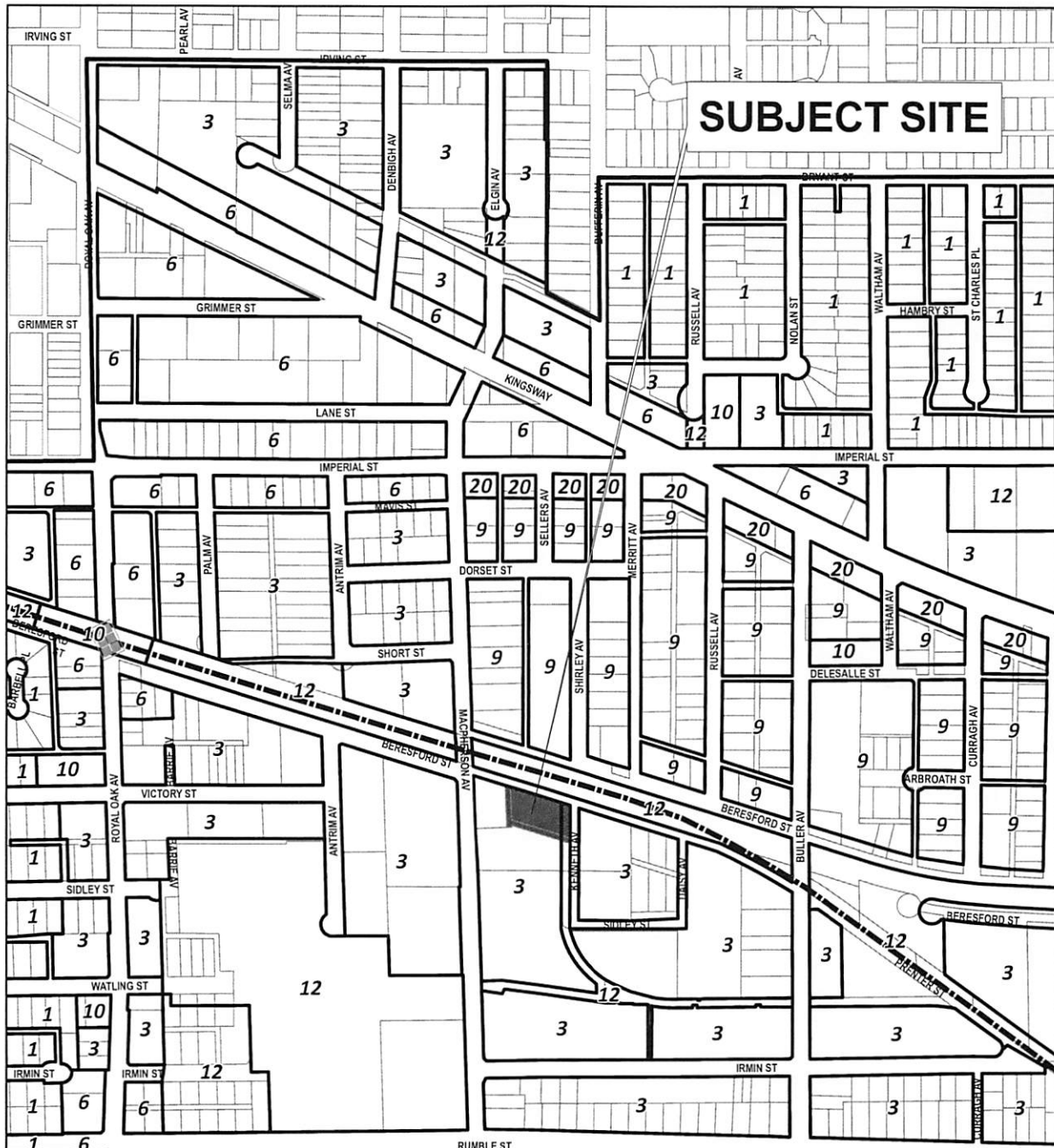


Subject Site



Lane Closure

Sketch #1

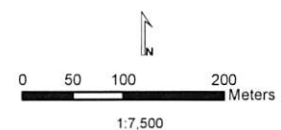


Royal Oak Community Plan



City of Burnaby
PLANNING & BUILDING DEPARTMENT

- 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





200 – 4580 Hastings Street
Burnaby, BC V5C 2K4

Phone 604 299 3443
info@boffo.ca
boffo.ca

August 20th, 2021

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

**RE: LETTER OF INTENT
5650 Beresford Street Rezoning**

5650 Beresford ; LOT "B" DISTRICT LOT 97 GROUP 1 NEW WESTMINSTER DISTRICT LAN 3851 ; PID: 002-961-369

Please accept the following Letter of Intent outlining our proposal for the redevelopment of the above property. The parcel is presently zoned M2 – General Industrial. It is our intent to work with City Staff to rezone the parcel through a rezoning to CD Comprehensive Development District (based on RM3 - Multiple Family Residential).

The intent of this rezoning is to permit the development of a 6-storey rental residential building with approximately 93-units & 3-levels of below-grade parking.

Located at the southeast corner of Beresford Street & Kenneth Avenue, the proposed rezoning aligns with the City of Burnaby's Official Community Plan & the Royal Oak Community Plan by providing medium density transit-orientated development. Furthermore, the rezoning aims to provide much needed rental housing within close proximity of Metrotown.

The proposed rezoning of 5650 Beresford Street is being advanced in parallel with the following rezonings:

- 'Bassano' Master Plan Rezoning (REZ #17-14); and
- Site-Specific Rezoning for Phase 1 of 'Bassano'.

A density transfer, between 'Bassano' & 5650 Beresford is being proposed; the attached *Schedule* provides a detailed summary of this proposal.

Boffo Developments has a long-standing relationship with the City of Burnaby and we look forward to working together again on another successful project.

Respectfully,

BOFFO DEVELOPMENTS LTD; on behalf of BOFFO DEVELOPMENTS (BERESFORD) LTD.

Brendan Reeves
Development Manager

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-30

Appendix B

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Boffo Developments Ltd.
200 – 4580 Hastings Street
Burnaby, BC V5C 2K4
(Attention: Brendan Reeves)
- 1.2 Subject:** Application for the rezoning of:
Portion of Lot 1 District Lot 125 Group 1 New Westminster District Plan 12069, Lot 51 Except Part Subdivided by Plan 43624 District Lot 125 Group 1 New Westminster District Plan 40102, and Portion of Lot 54 District Lot 125 Group 1 New Westminster District Plan 43624
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** Portion of 2160 Springer Avenue, 2210 Springer Avenue, and Portion of 5334 Lougheed Highway (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is irregular in shape with an area of approximately 5,455.3 m² (58,720 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 Phase 1 of the Bassano Site Master Plan, comprised of a single high-rise residential building with street-orientated townhouses, atop underground and structured parking.

2.0 CITY POLICIES

The proposed rezoning application 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

- 3.1 On 2021 November 08, Council granted First Reading of the Bassano Site Master Plan rezoning (Rezoning Reference #17-14), a proposed three phased, high-density residential development located within the Brentwood Town Centre Development Plan area. The Master Plan rezoning application has been advanced to a Public Hearing on 2021 November 23.
- 3.2 The subject Phase 1 development site is approximately 5,455.3 m² (58,720 sq. ft.) in size, subject to legal survey, and is comprised of portions of three properties at 2160, 2210 Springer Avenue and 5334 Lougheed Highway, as well as two proposed road closure areas, which include a portion of Springer Avenue abutting the site, and a portion of City lane. The Phase 1 site is located to the east of Springer Avenue, approximately mid-block between Douglas Road and Lougheed Highway, within the Brentwood Town Centre Development Plan area (see *attached* Sketch #1). The site is currently improved with older industrial buildings. The Brentwood Town Centre Development Plan designates the site for high-density multiple family residential development, utilizing the RM5s and RM5r Multiple Family Residential Districts as guidelines (see Sketch #2 *attached*).
- 3.3 As detailed in the approved Master Plan Public Hearing Report, dated 2021 October 20, the applicant is also the owner of 5650 Beresford Street (Beresford Site), and is proposing to leverage both the Bassano Site and the Beresford Site to deliver the required inclusionary rental requirements of both sites, while also providing additional rental housing opportunities to house displaced tenants while their new rental homes are constructed. This initiative is informed by the findings and recommendations of the Mayor's Task Force on Community Housing, and other adopted and emerging housing policies. To accommodate the development proposal, the applicant is proposing a density and partial rental obligation transfer between the two sites.

In summary, approximately 93 purpose built rental units would be constructed at the Beresford Site prior to or concurrently with the subject development, which would serve as temporary housing for displaced tenants from development sites within the Metrotown Downtown Plan area and beyond. Under the proposal, RM3 density and density offset from the Beresford Site would be transferred to the Bassano Site for market strata development, and a portion of the Bassano Site's RM5r density would be transferred to the Beresford Site to support delivery of the proposed 93 'swing units'. It is proposed that these rental units fully satisfy the inclusionary rental requirement for Phase 1 and 2, until the delivery of additional inclusionary non-market rental units in Phase 3 of the Bassano development. The Beresford Site rezoning (Rezoning Reference #21-29) also appears on Council's agenda.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept for Phase 1 involves the demolition of the industrial buildings at 2160, 2210 Springer Avenue and 5334 Lougheed Highway

(southern building only), and the development of a single high-rise strata tower up to 45 stories in height, with street orientated townhouses fronting Springer Avenue. The western portion of the proposed east-west driveway through the Bassano development will be constructed, as well as an at-grade landscaped outdoor amenity. A four level underground and structured parkade is contemplated for Phase 1, and approximately 303 dwelling units are projected. Site access will be via Springer Avenue.

- 4.2 Council's adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) would apply to the subject rezoning application. As noted above, it is proposed that the Beresford Site rental units satisfy the Phase 1 inclusionary rental requirement, until the delivery of additional inclusionary non-market rental units in Phase 3 of the Bassano development. Following completion of Phase 3, which is projected to include 144 non-market rental units, a small portion (approximately 36 units) of the Bassano Site's inclusionary non-market rental requirement would remain permanently on the Beresford Site.
- 4.3 A suitable plan of development has yet to be determined for Phase 1. The specific density of Phase 1 will be determined in accordance with the Density Allocation Covenant for the overall Bassano Site Master Plan, which will be established through the Master Plan rezoning based on the underlying RM5s and RM5r Multiple Family Residential Districts, and the proposed density transfer from the Beresford Site. The permitted density of the overall Bassano Site is summarized in Table 1, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

Zoning District	Site Area (sq.ft.)	Maximum FAR ^a	Maximum GFA
RM5s	180,313	5.0	901,565
RM5r	180,313	2.2	396,689
RM5s Density Offset	180,313	1.1	198,344
RM3 Transferred from the Beresford Site	-	0.21	37,980
RM3 Density Offset Transferred from the Beresford Site	-	0.11	18,990
Total	-	8.62	1,553,568

Table 1 – breakdown of maximum permitted residential density for the overall Bassano Site, inclusive of proposed density transfers from the Beresford Site

- 4.4 Completion of Rezoning Application #17-14 for the Bassano Site Master Plan is required prior to completion of the subject application.
- 4.5 Completion of Rezoning Application #21-29 for the Beresford Site is required prior to or concurrent with the subject application.

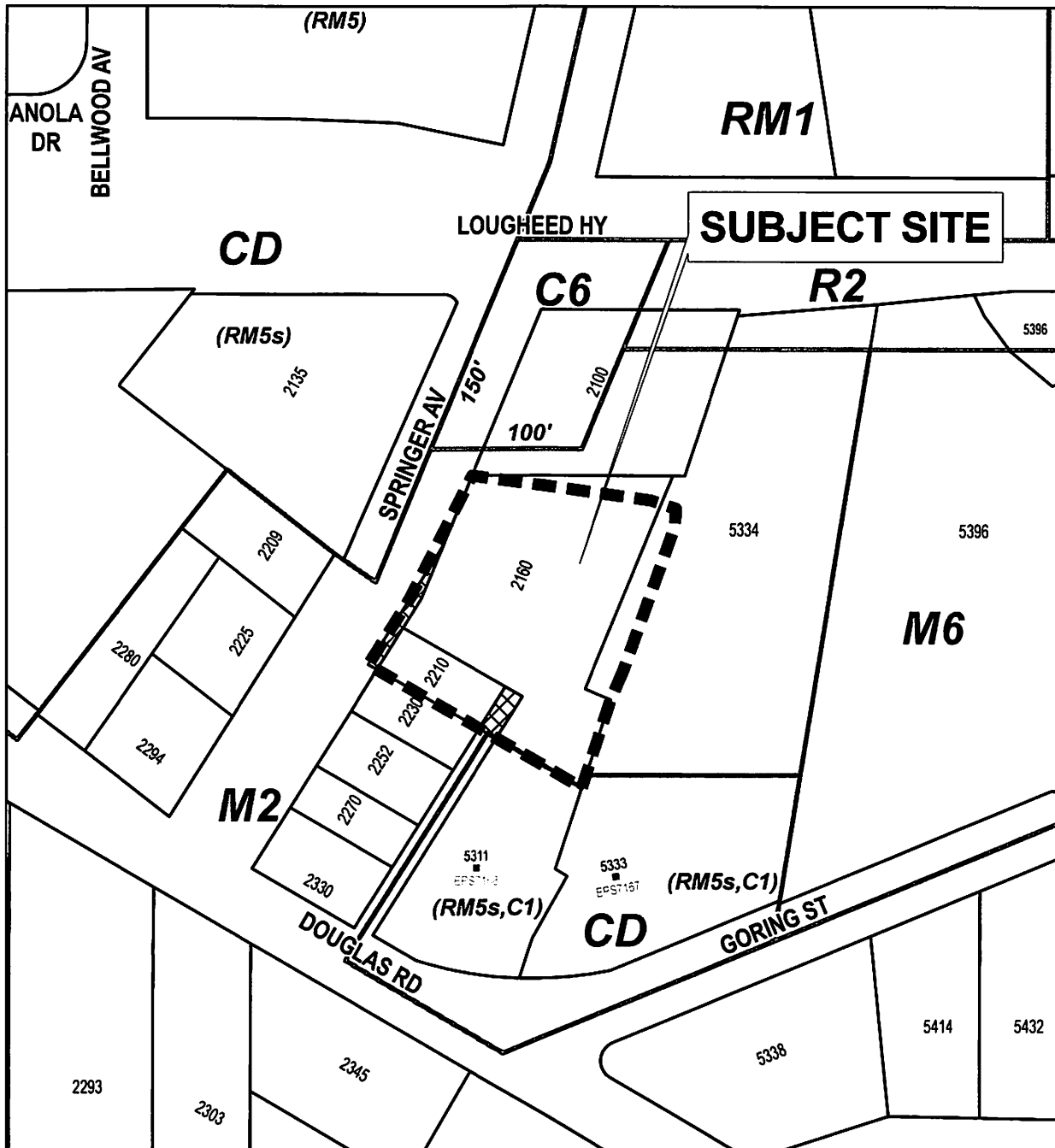
^a The stated maximum FAR for density transferred from the Beresford Site is calculated by dividing the gross floor area by the overall site area of the Bassano Site.

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

MN:spf
Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2021\21-30 2160 & 2210 Springer Ave\Council Reports\Initial Report\Rezoning Reference #21-30 Initial Report 2021.12.06.doc



PLANNING & BUILDING DEPARTMENT



Date: OCT 19 2021

scale: 1:2,000

Drawn By: RW

REZONING REFERENCE #21-30
PORTION OF 2160 AND 2210 SPRINGER AVENUE
AND PORTION OF 5334 LOUGHEED HIGHWAY

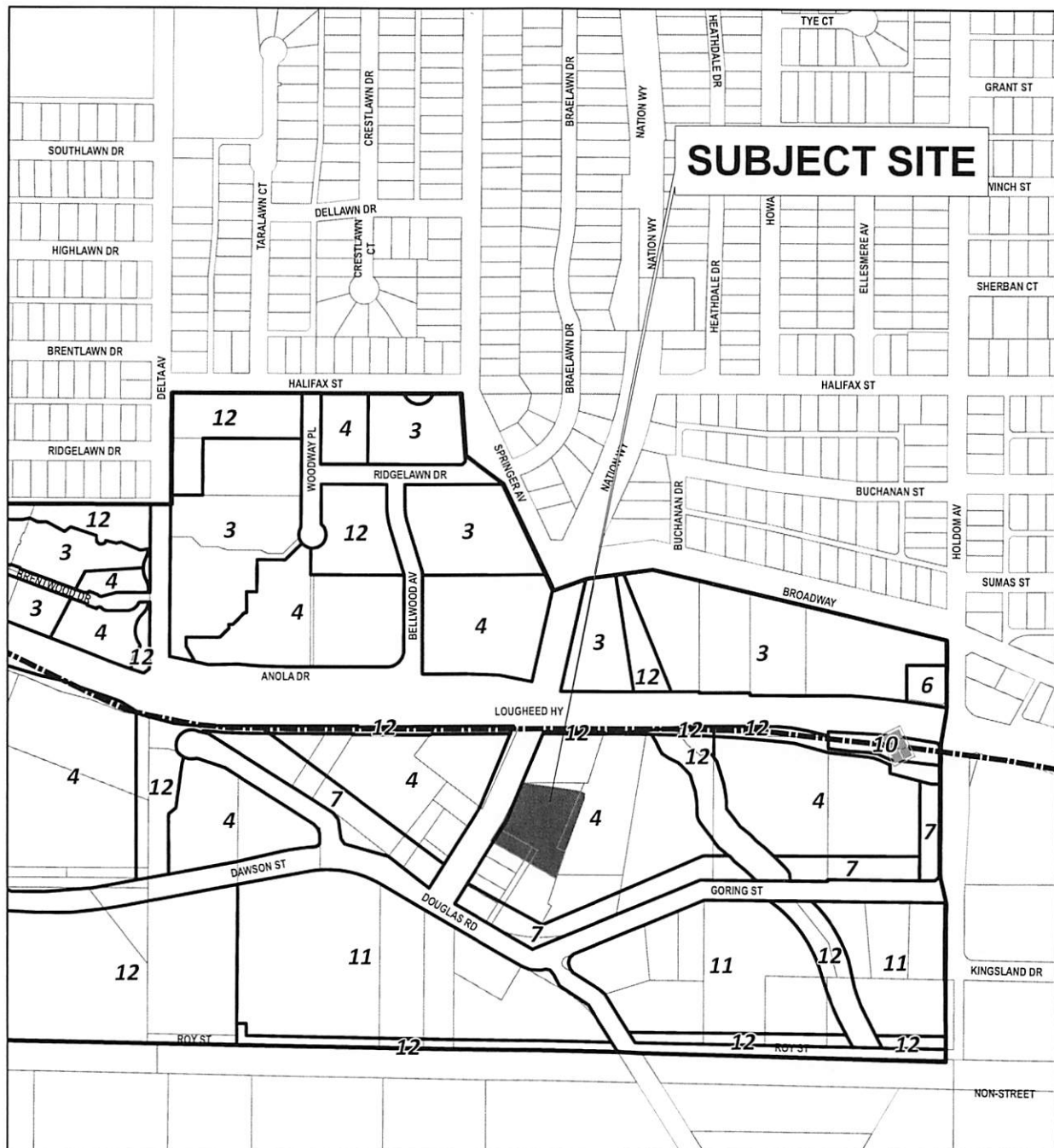


Subject Site



Road Closure

Sketch #1



- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

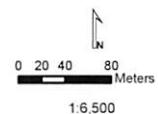
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Building Dept
Printed October 19, 2021

Brentwood Town Centre Plan



Sketch #2



200 – 4580 Hastings Street
Burnaby, BC V5C 2K4

Phone 604 299 3443
info@boffo.ca
boffo.ca

August 20th, 2021

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

RE: LETTER OF INTENT
'Bassano' Master Plan Rezoning (REZ #17-14) & Phase 1 Tower Site-Specific Rezoning

5534 Lougheed Hwy ; LOT 54 DL 125 PLAN 43624 ; PID: 003-053-890
2100 Springer Ave ; LOT 8 DL 125 PLAN 22106 ; PID: 006-499-201
2160 Springer Ave ; LOT 51 DL 125 PLAN 40102 Except Plan 43624 ; PID: 003-053-784
2210 Springer Ave ; LOT 1 DL 125 PLAN 12069 ; PID: 001-469-797

Please accept the following Letter of Intent outlining our proposal for the assembly and redevelopment of the above properties. All four parcels are presently zoned M2 – General Industrial. It is our intent to work with City Staff to rezone the parcels through a Master Plan Rezoning to CD Comprehensive Development District (based on RM5 - Multiple Family Residential). This Master Plan Rezoning submission is an update to an existing rezoning submission, REZ#17-14.

The intent of this updated rezoning is to permit the development of a high-density residential development comprised of four residential towers, with heights varying between 34 and 45 storeys, street facing townhomes and a sizable amount of rental housing in a 6-storey podium along Lougheed Highway. The overall Master Plan is proposed to be constructed in 3-separate phases. Separate Site-Specific Rezonings will be provided for each phase.

Located along Lougheed Highway nearly equidistant between Brentwood and Holdom SkyTrain stations, the proposed Master Plan aligns with the City of Burnaby's Official Community Plan, Brentwood Town Centre and Holdom Station Area Plans by providing high-density transit-oriented development.

The Site-Specific Rezoning for the Phase 1 tower is being advanced in parallel with the following rezonings:

- 'Bassano' Master Plan Rezoning (REZ #17-14); and
- 5650 Beresford Street Rezoning.

The intent of the Phase 1 rezoning is to permit the development of a 41-storey residential tower located in the southwest corner of the site assembly. Approximately 303-units will be constructed within Phase 1, along with 4-levels of below-grade parking. A density transfer, between 'Bassano' & 5650 Beresford is being proposed; the attached *Schedule* provides a detailed summary of this proposal.

Boffo Developments has a long-standing relationship with the City of Burnaby and we look forward to working together again on another successful project.

Respectfully,

BOFFO DEVELOPMENTS LTD; on behalf of SPRINGER HOLDINGS INC.

Brendan Reeves
Development Manager

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-36

Appendix C

1.0 GENERAL INFORMATION

- 1.1 Applicant:** OpenForm Properties Ltd.
Attn: Norm Shearing
2040 Burrard Street
Vancouver, BC. V6J 3H5
- 1.2 Subject:** Application for the rezoning of:
Lots 75 and 76, District Lot 153, Group 1, New Westminster District
Plan 29123
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s and RM4r
Multiple Family Residential Districts as guidelines)
- 1.3 Address:** 6470 and 6508 Silver Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The subject site is rectangular in shape with an approximate width of 86.6 m (284 ft.), a depth of 64.3 m (210 ft.) and a total area of 5,567.9 m² (59,933 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 single residential strata tower with street fronting townhomes and a low-rise residential rental building.

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

The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan, in a residential area with a mix of older rental buildings and recently rezoned high-density residential towers (see *attached* Sketches #1 and #2). The Metrotown Downtown Plan designates the subject site for high-density development using the RM4s/RM4r District as a guideline. Each of the parcels is currently improved with a three-storey rental apartment building constructed in the 1960s, with a combined total of 83 units. Vehicular access is currently from the rear lane.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is to develop a single high-rise residential strata tower, street fronting townhouses and a low rise non-market rental building fronting Silver Avenue. Access will be via the rear lane.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 1 (Replacement Rental) and Stream 2 (Inclusionary 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 6.15 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
RM4s	3.6 FAR
RM4r	1.7 FAR
Density Offset	0.85 FAR
TOTAL	6.15 FAR

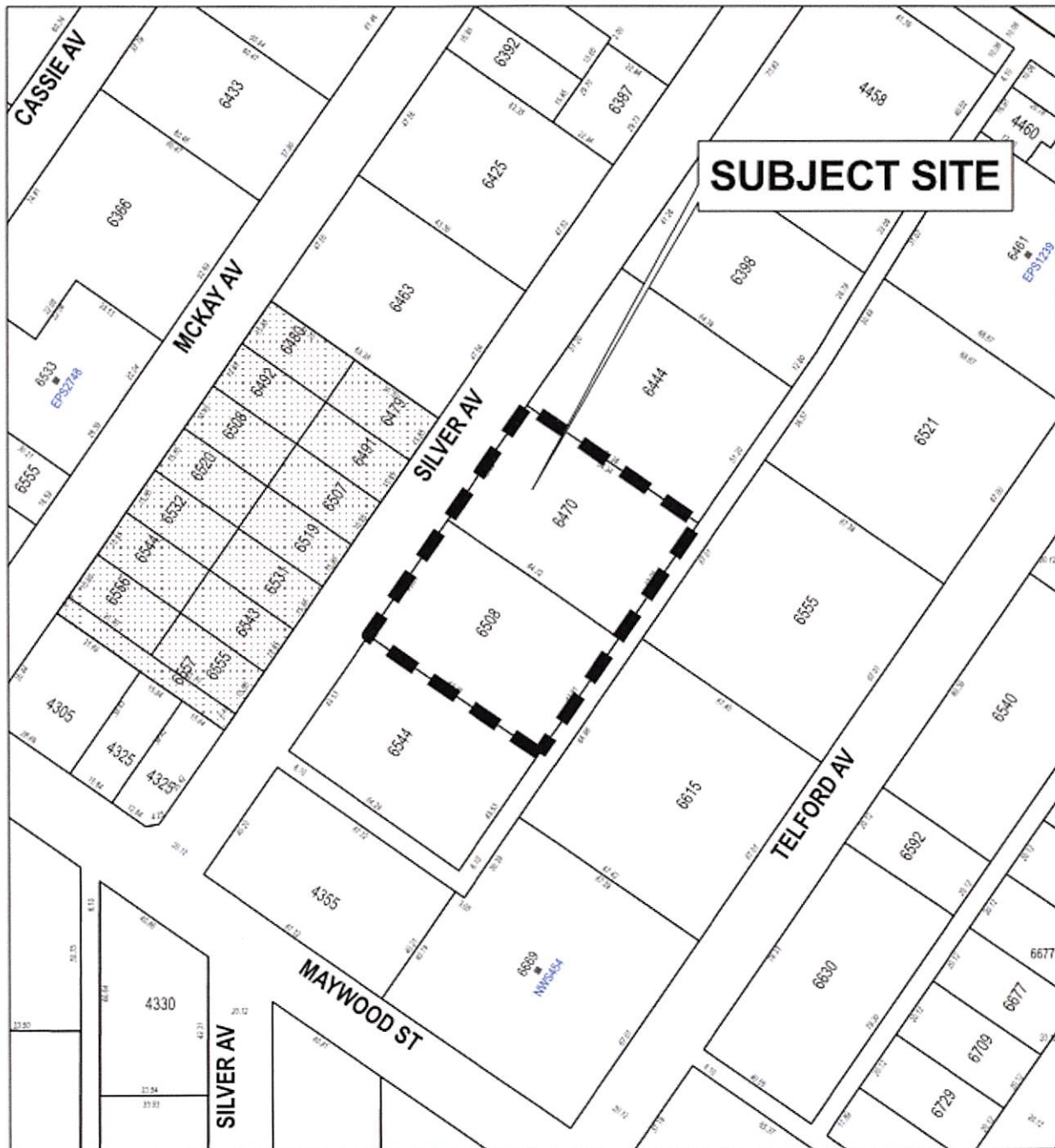
Table 1

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

JDC:spf

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

Date:
SEP 28 2021

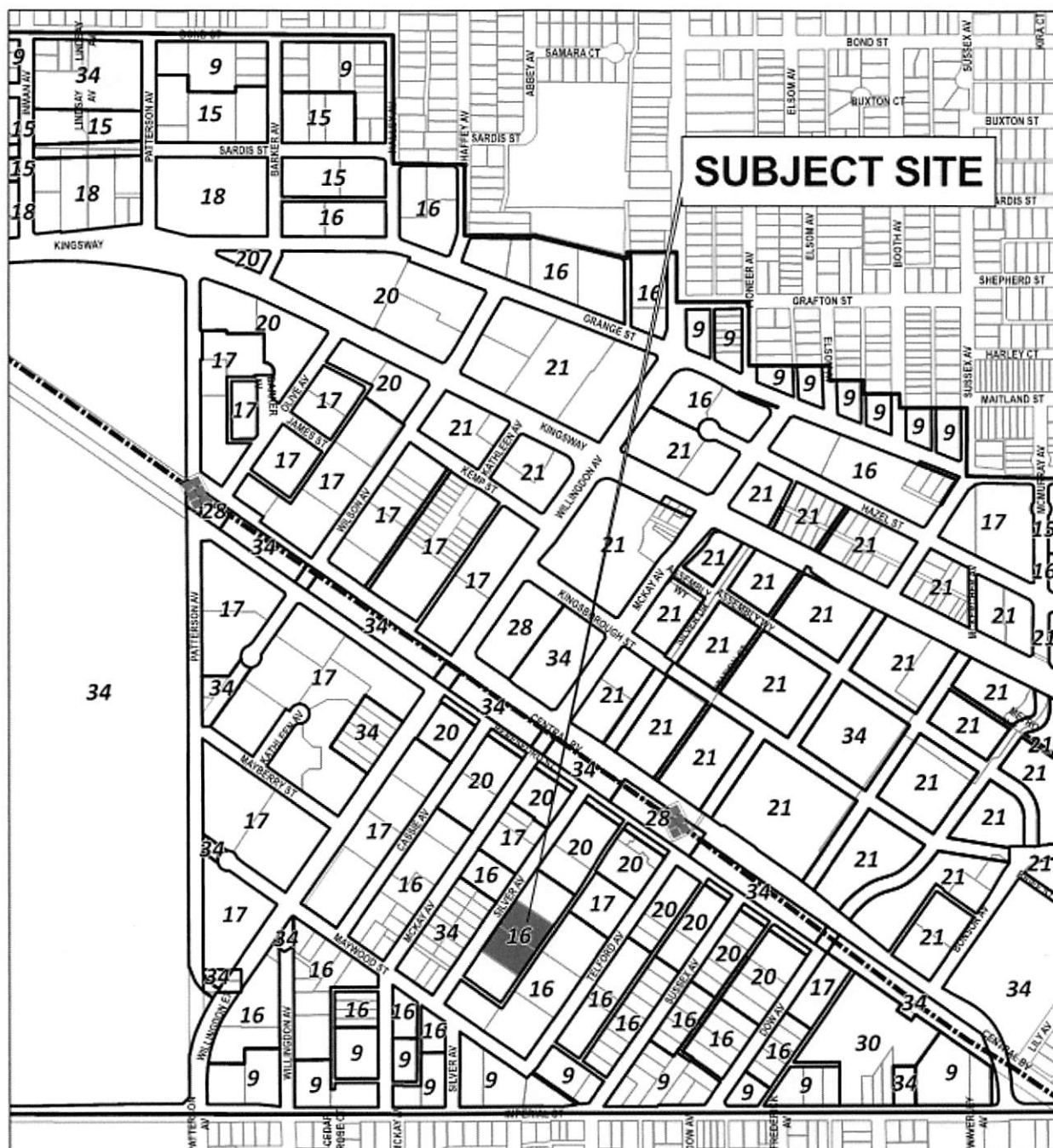
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RW

**REZONING REFERENCE #21-36
6470 AND 6508 SILVER AVENUE**

 Subject Site

Sketch #1



- 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)

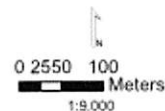
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on September 28, 2021

Metrotown Plan



Sketch #2



Jessica Devlin-Cross
Planner 2
City of Burnaby, Planning and Building Development
4949 Canada Way
Burnaby BC V5G 1M2

September 27, 2021

RE: Rezoning Application – 6470 – 6508 Silver Avenue, Burnaby BC

Dear Ms. Devlin-Cross,

Following our conversations to-date, our team has updated the proposed development plan and are pleased to submit this letter of intent in conjunction with a rezoning application for 6470-6508 Silver Avenue.

The enclosed application proposes the consolidation and rezoning of two lots within the Maywood Neighbourhood in Metrotown. The subject site is located mid-block along Silver Avenue, with Maywood Park to the west. The intent is to rezone from RM3 to a CD zone under the guidelines of the RM4s/RM4r district schedule, as contemplated in the Metrotown Downtown Plan.

The proposed development includes a 35-storey strata tower and ground-oriented townhomes fronting Silver Avenue. A six-storey purpose-built rental building is proposed to the north of the tower and will include a mix of secured rental homes. There are two existing apartment buildings on site with a total of 83 units. These buildings have run the course of their economic life and will be demolished to permit the proposed development; the existing tenants will be assisted with relocation under the guidelines of the City's Tenant Assistance Policy. All rental homes will be replaced in a new purpose-built rental building. Residents of the strata tower and rental building will share a below-grade parkade with access from the rear lane.

Through the provision of replacement rental housing, and a total bonus density of 1.1 FAR, the project is seeking a total FAR of approximately 6.00.

We are committed to working with staff on this project and look forward to a successful rezoning. Please do not hesitate to reach out to me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Norm Shearing".

Norm Shearing
President
OpenForm Properties Ltd.

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-38

Appendix D

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Enginuity Consulting Ltd.
8059 North Fraser Way
Burnaby, BC V5J 5M8
Attn: Ricardo Rivera
- 1.2 Subject:** Application for the rezoning of:
Lot E District Lot 164 Group 1 New Westminster District Plan
LMP22899
- From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan as guidelines)
- 1.3 Address:** 9000 Glenlyon Parkway (*attached* Sketches #1 and #2)
- 1.4 Size:** The site is irregular in shape with a site area of approximately 32,590.00 m² (350,795.84 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an expansion of the floor area within the existing building.

2.0 POLICY FRAMEWORK

The proposed application aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), and Economic Development Strategy (2007).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

3.1 The subject site is located between Glenlyon Parkway and North Fraser Crescent within the Glenlyon Business Park component of the Council adopted Big Bend Development Plan area (see *attached* Sketches #1 and #2), and is designated for business centre and light industrial uses. To the north and east are properties developed with two-storey light industrial and office buildings. To the south and west, across Glenlyon Parkway, is the Burnaby Fraser Foreshore Park.

3.2 On 1995 May 01, Council gave Final Adoption to Rezoning Reference #94-42, in order to permit the construction of a two-storey light industrial building with an office component on the subject property for Ballard Power Systems Ltd.

On 2006 July 24, Council gave Final Adoption to Rezoning Reference #06-20 in order to permit a minor 71 m² (760 sq.ft.) office mezzanine addition for a total floor area of 10,992 m² (118,323 sq.ft.).

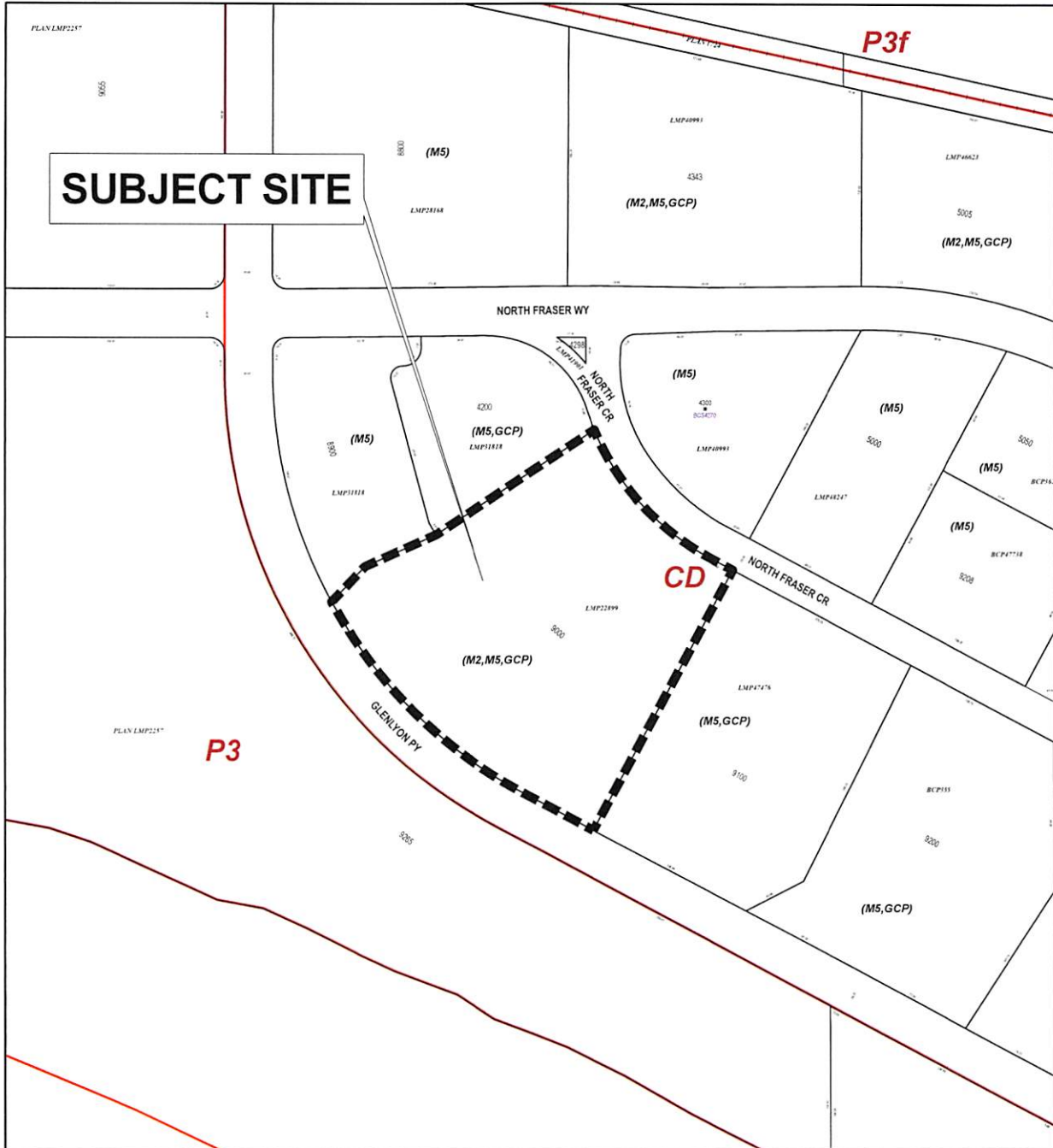
4.0 GENERAL INFORMATION

4.1 The proposed rezoning is to permit additional floor area within an existing building, comprised of an approximately 129.5 m² (1,394 sq.ft.) mezzanine and an approximately 15.2 m² (164 sq.ft.) steel structure that supports auxiliary equipment. The expanded floor area would increase the required number of parking stalls from 182 to 185 spaces. The additional parking can be accommodated within the existing 363 parking spaces on-site.

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

PJL/KH:spf
Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
OCT 27 2021

scale:
1:4,000

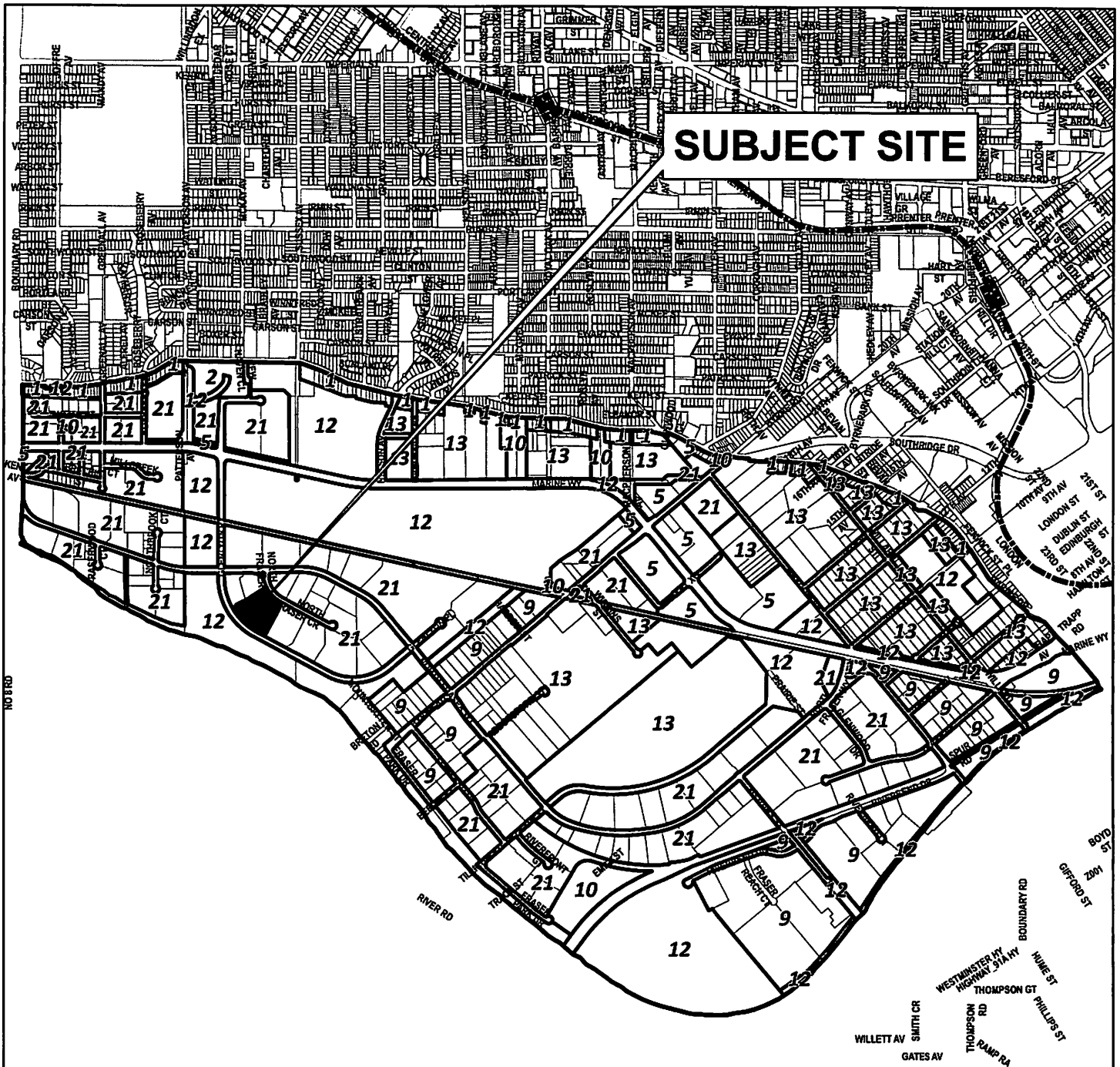
Drawn By:
RW

REZONING REFERENCE #21-38
9000 GLENLYON PARKWAY

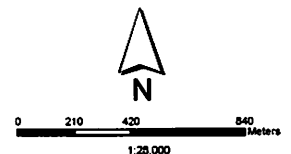
 Subject Site

Sketch #1

SUBJECT SITE



- | | |
|--|------------------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

Enginuity Consulting Ltd.

8059 North Fraser Way,
Burnaby, BC, Canada, V5J 5M8
info@enginuity-consulting.ca
enginuity-consulting.ca
604.771.7119

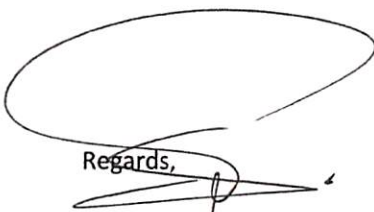
November 26, 2021

Planning and Building Department
City of Burnaby
4949 Canada Way,
Burnaby, BC, V5G 1M2

Dear: Director of Planning and Building Department

The property located at 9000 Glenlyon Pkwy, Burnaby, BC, V5J 5J8 currently has the following zoning: CD, M2, M5, GCP. The Rezoning application is not meant to modify the current zoning classification, is only to permit additional mezzanine space for storage and equipment uses for Ballard Power Systems Ltd.

The use of the property is to be kept as is, for Light Industrial purposes. The additional floor area added to the building by 2x mezzanines is $(15.2\text{m}^2 + 129.5\text{m}^2) = 144.7\text{m}^2$, the building FAR will change from $\text{FAR}_{\text{current}}=0.349$ to $\text{FAR}_{\text{future}}=0.354$.



Regards,

Ricardo Rivera, B.Eng.
Project Coordinator

ricardo@enginuity-consulting.ca

604.723.4162

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-39

Appendix E

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kirpal Properties
5069 Beresford Street
Burnaby, BC V5J 1H8
Attention: Vineet Kirpal
- 1.2 Subject:** Application for the rezoning of:
Lot “B” (Reference Plan 29690) District Lot 153 Group 1 New
Westminster District Plan 1566 and Lot 12 District Lot 153 Group 1
New Westminster District Plan 1566
- From:** R5 Residential District and RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s/RM4r
Multiple Family Residential District and the Metrotown Downtown
Plan as a guidelines)
- 1.3 Address:** 6540 and 6592 Telford Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The subject site is rectangular in shape with an approximate width of
100.50 m (330 ft.), a maximum depth of 40.54 m (133 ft.) and a total
area of 4,069.17 m² (43,800 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 single residential strata tower, a low-rise
residential rental building and a potential child care and/or small-
scale, local serving commercial use.

2.0 POLICY FRAMEWORK

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

The subject site is located within the Maywood neighbourhood of the Metrotown Downtown Plan, in a residential area with a mix of older rental buildings and recently rezoned high-density residential towers (see *attached* Sketches #1 and #2). The Metrotown Downtown Plan designates the subject site for high-density development using the RM4s/RM4r District as a guideline. The site is currently improved with one 44 unit, three-storey rental apartment building constructed in 1966, and one nine unit, two-storey rental building constructed in 1955, for a total of 53 rental units on-site. Vehicular access to the site is currently from the rear lane.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is to develop a single high-rise residential rental tower, and a low rise non-market rental building fronting Telford Avenue. The applicant is also contemplating including a child care and/or a small-scale, local serving commercial use with a maximum gross floor area of 186 m² (2,000 sq. ft.) that facilitates community gathering (e.g. a café, child care facility or small retail store). Staff will review the proposal to ensure alignment with applicable policy. Access will continue to be via the rear lane.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 1 (Replacement Rental) and Stream 2 (Inclusionary 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 residential density may be up to 6.15 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
RM4s	3.6 FAR
RM4r	1.7 FAR
Density Offset	0.85 FAR
C1	TBD
TOTAL	6.15 FAR

Table 1

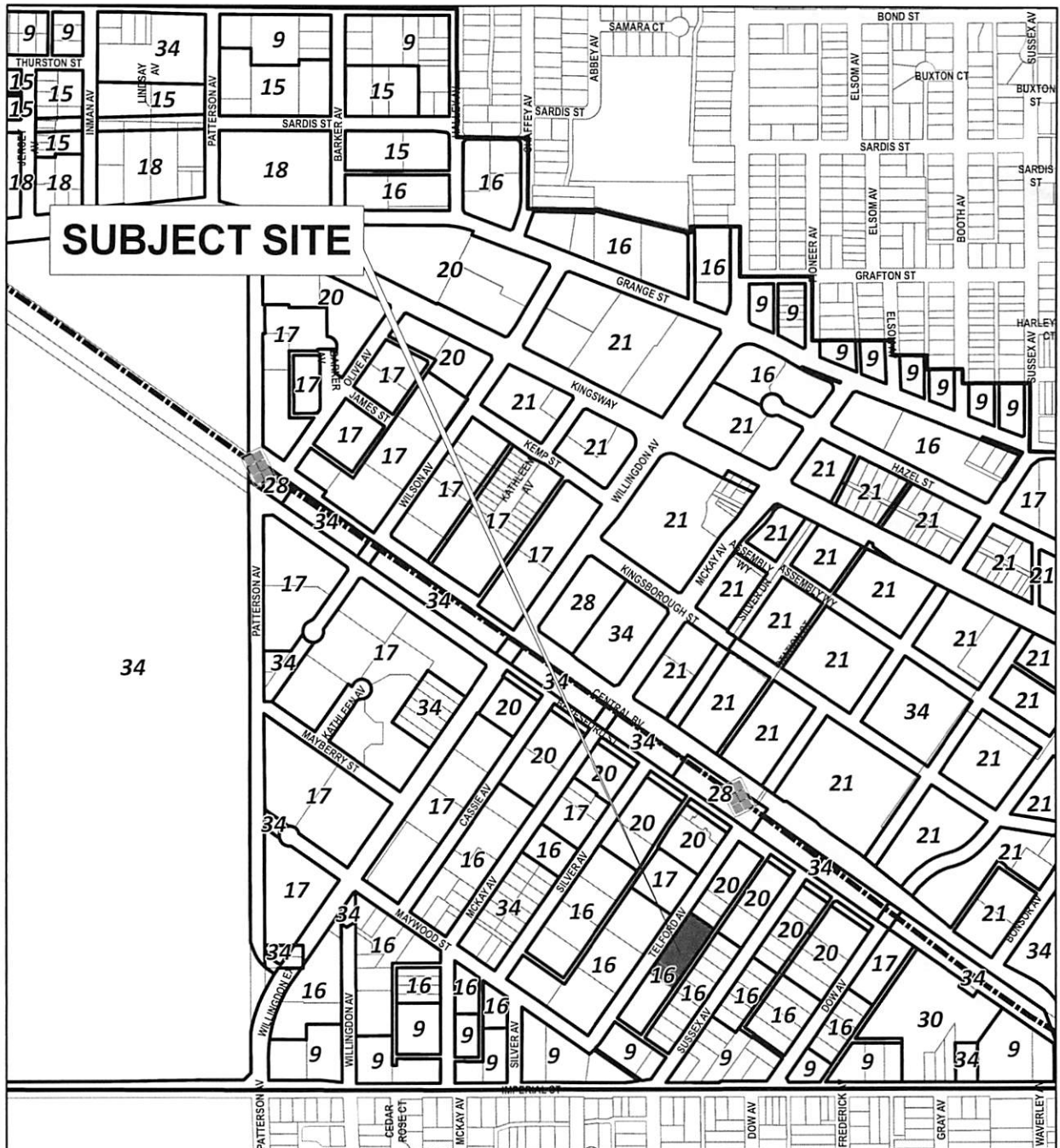
4.4 The proposed prerequisite conditions of the rezoning will be included in a future report.

KL:spf
Attachment

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2021\21-39 6540 and 6592 Telford Avenue\Council Reports\Rezoning Reference 21-39 Initial Rpt
2021.12.06.doc





- 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)

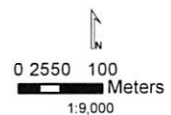
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on October 27, 2021

Metrotown Plan



Sketch #2

Kirpal Group



October 20, 2021

To: Ed Kozak

City of Burnaby

Planning Department

4949 Canada Way

V5G 1M2

Re: Rezoning Letter of Intent: 6540 & 6592 Telford Ave, Burnaby, B.C. Metrotown Downtown Plan

I, Vineet Kirpal on behalf of Kirpal Properties are seeking to get an approval to rezone 6540 Telford Ave from the current zoning RM3 & 6592 Telford Ave from the current zoning R5 to the proposed zoning High Density Residential use RM4S and RM4R zoning district. We would like to construct (1) market residential tower and (1) six story wood frame rental building with an underground parkade. Currently there are (2) apartment buildings that would need to be demolished.

Thank you for the consideration of this rezoning request. I look forward to working with the City staff and Council towards the approval of this rezoning application.

Vineet Kirpal

President

Kirpal Properties Ltd

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-40

Appendix F

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Van Land Use Consulting
1-512 St. George Street
New Westminster, BC V3L 1L2
Attn: Joe Van Vliet
- 1.2 Subject:** Application for the rezoning of:
Lot A District Lot 127 Group 1 New Westminster District Plan
EPP82562
- From:** CD Comprehensive Development District (based on C2 Community Commercial District, RM4 Multiple Family Residential District, and the Apartment Study 'B' [Capitol Hill Plan] as guidelines)
- To:** Amended CD Comprehensive Development District (based on C2 and C2h Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines)
- 1.3 Address:** 5535 Hastings Street (Sketches 1 and 2 *attached*).
- 1.4 Location:** The subject site is comprised of a commercial retail unit (CRU) within a mixed-use development located on the northwest corner of Ellesmere Avenue and Hastings Street.
- 1.5 Size:** The subject CRU has an area of approximately 267.46 m² (2,879 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a private retail liquor store use.

2.0 POLICY FRAMEWORK

The subject application aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), and Economic Development Strategy (2007).

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within a four-storey mixed-use development situated on the northwest corner of Ellesmere Avenue and Hastings Street that is currently being constructed under Rezoning

Reference #15-04. The proposed liquor store would combine and occupy three of the five CRUs proposed as part of Rezoning Reference #15-04, all of which front Hastings Street on the ground level of the development. The upper storeys will include live-work units on the second floor, and residential units on the third and fourth floors.

The subject site is located within the Capitol Hill Urban Village [Apartment Study Area 'B'] neighbourhood. To the north, is an existing four-storey apartment building zoned RM3 Multiple Family Residential District. To the northeast, across Ellesmere Avenue, is a ground-oriented multiple family development zoned CD(RM2) District. To the east, southeast, and south, at the three other corners of the Hastings Street and Ellesmere Avenue intersection, are smaller-scale C2 and C1 District commercial uses with surface parking oriented towards Hastings Street. To the west is a car sales lot. Vehicular access to the site is from Ellesmere Avenue and commercial parking will be provided in the underground parkade.

3.0 BACKGROUND INFORMATION

On 2006 May 08, Council adopted a Liquor Store Location Framework ("Framework") for Burnaby, along with the Guidelines for Assessing Rezoning Applications for Liquor Stores. The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of a Liquor Distribution Branch (LDB) Signature Liquor Store in each Town Centre prior to the establishment of smaller LDB and private liquor stores, or Licensee Retail Stores (LRS) in the respective quadrants. The Framework also prioritized the establishment of LDB stores in the Big Bend Community Plan area and at the Kensington Shopping Centre. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience, and stable pricing.

4.0 GENERAL INFORMATION

- 4.1 The applicant wishes to relocate an existing LRS from outside of Burnaby to the subject site, an approximately 267.46 m² (2,879 sq. ft.) CRU within a mixed use development currently under construction. Therefore, the applicant is requesting to rezone the subject site from CD Comprehensive Development District (based on C2 Community Commercial District and RM4 Multiple Family Residential District) to CD Comprehensive Development District (based on C2 Community Commercial District, RM4 Multiple Family Residential District and C2h Community Commercial District) in order to permit the establishment of an LRS (see *attached* Sketch #1). The proposed use is located west of the other two CRUs that are part of the mixed-use development. It is noted that the proposed C2h District zoning for the subject unit would permit the LRS use, in addition to all other uses permitted in the C2 District.
- 4.2 The Liquor Store Location Framework established revised Guidelines for Assessing Rezoning Applications for Liquor Stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria:

4.2.1 Locational Criteria

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB stores or LRSs in the same quadrant. In the City's northwest quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Brentwood Town Centre area. This criteria has been met as the Solo LDB Liquor Store (4455 Skyline Drive; Rezoning Reference #13-22) was approved following the adoption of the Liquor Store Location Framework, and now serves the Brentwood Town Centre and surrounding area.

Additional locational criteria require that supporting LRSs are a component of an established or new commercial service centre (Town Centre, Urban Village, or Neighbourhood Centre as outlined in the OCP). The proposed LRS location is part of mixed use development that is identified as part of an Urban Village area in the OCP.

Further locational criteria require that there is a reasonable distribution of both LDB liquor stores and LRS stores. From the subject site, the Bottle Jockey Liquor Store (#107-1899 Rosser Avenue) and the Solo LDB Liquor Store (4455 Skyline Drive) are both located in the Brentwood Town Centre, approximately 3.5 km (11,483 ft.) away; the Kensington LDB Liquor Store (6512 Hastings Street) is located in the Lochdale Urban Village approximately 1 km (3,281 ft.) away; and the North Burnaby LDB Liquor Store (4450 Hastings Street) and Angry Otter Liquor Store (4125 Hastings Street) are located in the Heights Urban Village approximately 1.8 km (5,905 ft.) and 2.3 km (7,546 ft.) away, respectively. These distances show a disbursed distribution of both LDB and LRS liquor stores within this area of Burnaby that are able to serve surrounding residents of both Town Centre and Urban Village neighbourhoods.

Other locational criteria require appropriate relationships and compatibility between a proposed liquor store and the following uses:

- ***Private and public schools, particularly secondary schools***

East of the site, Capitol Hill Elementary School is located approximately 150 m (492 ft.) away and Burnaby North Secondary School is located approximately 610 m (2,001 ft.) away. Holy Cross Elementary School is located approximately 2 km (6,562 ft.) away to the southeast.

- ***Adjacent residential dwellings and parks***

The subject site is located in a mixed-use building with live-work on the second floor and residential units located on the third and fourth floor. The site neighbours multiple family buildings to the north and northeast, however, the proposed LRS is oriented away from residential uses and towards Hastings Street. The nearest park, Dynes Park and Capitol Hill Community Centre, is located 65 m (213 ft.) to the northwest, and George Green Park is located 250 m (820 ft.) to the northeast.

- ***Other potential sensitive uses (e.g. cabarets, child care centres)***

In the surrounding area, there two childcare centres (350 Holdom Avenue and 5750 Pandora Street) located 175 m (574 ft.) and 300 m (984 ft.), respectively, from the site.

- ***Compatibility and appropriate integration with component residential uses within the mixed-use development***

The proposed LRS is located within the western most CRU of the mixed-use building, removed from the residential entry further east at the corner of Hastings Street and Ellesmere Avenue. The live-work units on the second floor also provide a commercial space, and as such, the residential units without any commercial components are one floor removed from the proposed liquor store. The commercial and residential parking is provided in the parkade, with the residential component secure from the commercial parking.

As per the guidelines, assessment for rezoning applications for liquor stores also includes consideration of adequate vehicular and pedestrian circulation on the site, and safe and convenient vehicular access to the site, without causing undue traffic impacts on the surrounding area. Vehicular access to the subject site is from Ellesmere Avenue, and there is sufficient off-street parking and loading provided within the on-site parkade. Sidewalks are provided along Hastings Street and Ellesmere Avenue and the site is located approximately 70 m (230 ft.) from a bus stop located on Hastings Street. Therefore, the subject site generally provides adequate vehicular and pedestrian access, as required by the locational criteria.

4.2.2 Store Size Criteria

The proposed LRS, at approximately 267.46 m² (2,879 sq. ft.), does not exceed the maximum store size criteria of 418.06 m² (4,500 sq. ft.).

4.2.3 Operational Criteria

The applicant initially indicated the proposed hours of operation would be 9:00 a.m. to 11:00 p.m., seven days a week, but understands that their hours may be further limited through the rezoning application and Section 219 Covenant. If authorized by Council, this Department will work with the applicant to determine the supportable hours of operation under a Section 219 Covenant, and will confirm the hours of other CRUs in the area.

The Guidelines also recommend that, for safety and security purposes, a minimum of two employees be present at all times and video surveillance systems be installed. If authorized by Council, this Department will work on ensuring appropriate safety and security measures are undertaken.

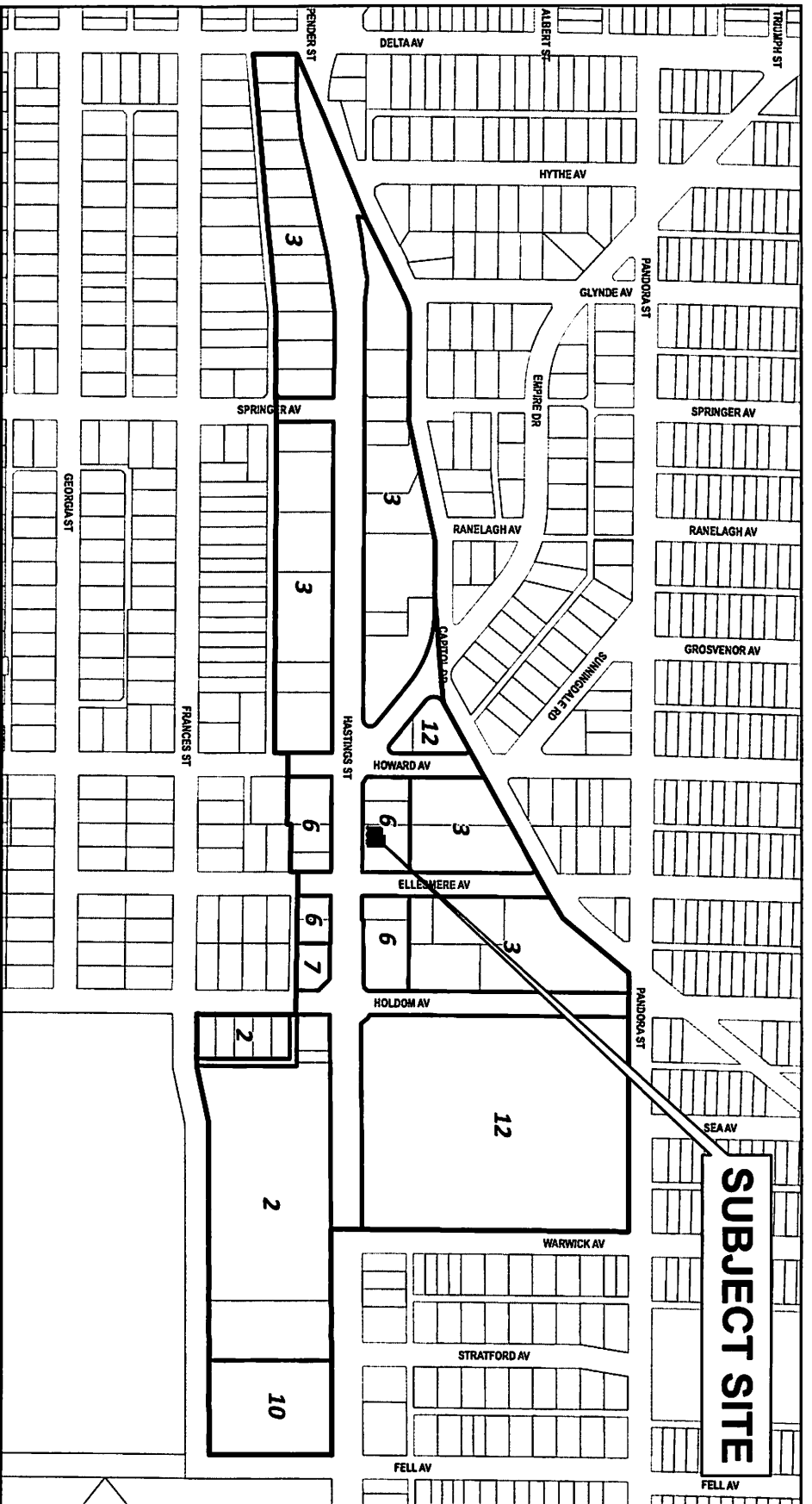
- 4.3 The Director Engineering will be requested to provide an estimate for any servicing access to serve the site.
- 4.4 The owner will be required to enter into a Section 219 Covenant to establish operating hours.

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

JT/JD:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2021\21-40 5535 Hastings Street\Council Reports\Rezoning Reference 21-40 Initial Report 2021.11.23.doc



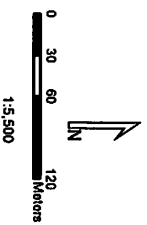
Capitol Hill Area Development Plan



PLANNING & BUILDING DEPARTMENT

- ☐ 2 Low Density Multiple Family Residential
- ☐ 3 Medium Density Multiple Family Residential
- ☐ 6 Medium Density Mixed Use

- ☐ 7 High Density Mixed Use
- ☐ 10 Institutional
- ☐ 12 Park and Public Use/ Public School





October 18, 2021

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

Dear Mr. Kozak

RE: Letter of Intent for 5535 Hastings Street, Burnaby

On behalf of Van Land Use Consulting, this letter is to outline the intent for the rezoning of CRUs 1, 2, and 3 of 5535 Hastings Street.

There is a new multifamily residential building being constructed at 5535 Hastings Street with 5 street level commercial retail units (CRUs). A Licensee Retail Store is being proposed to operate in three of the CRUs at 5535 Hastings Street (1, 2, and 3). The combined area of the three units is approximately 267 square meters. The site is currently zoned CD and requires a rezoning to CD based on C2h.

A petition of support has been signed by 165 people, most of whom are Burnaby residents living within 1km of the proposed store and provided their names, contact number and addresses. This petition has been attached with our application, as well as a map to show the proximity of supporters to the proposed store.

The City of Burnaby, compared to other municipalities, is greatly underserved for liquor retail. There are only 18 private and government stores serving its residents (approximately one store for every 14,000). The City of Vancouver, for example, has 77 stores (approximately one store for every 8,000 residents). Approval of this location would fill a void that the residents of the area are currently facing for liquor retail, and would also provide a walkable option for many to their nearest liquor store.



Our proposed location fits well within all required provincial regulations, as well as Burnaby's Liquor Store Location Framework. A Signature BC Liquor Store is currently operating in this quadrant of the city, and there is both adequate parking and loading available on site.

Should you have any questions regarding this application for rezoning, please do not hesitate to contact me at (778) 551-0067.

Best regards,

Van Land Use Consulting

A handwritten signature in dark ink, consisting of a large, stylized loop followed by a long, horizontal stroke that extends to the right.

Joseph Van Vliet, BCom
Principal

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-41

Appendix G

1.0 GENERAL INFORMATION

- 1.1 Applicant:** RH Architects Inc.
10-120 Powell Street
Vancouver, BC. V6A 1G1
Attn: James Wu
- 1.2 Subject:** Application for the rezoning of:
Lot 161 District Lot 32 Group 1 New Westminster District Plan 53764
- From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District as guidelines)
- To:** CD Comprehensive Development District (based on RM5r and RM3 Multiple Family Residential Districts as guidelines)
- 1.3 Address:** 4955 Newton Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is generally rectangular in shape with an approximate width of 172.25 m (565 ft.), depth of 40.07 m (131 ft.) and an area of 6,585.72 m² (70,888 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 two new, infill low-rise rental residential buildings on the site.

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

The subject development site is located within the Marlborough neighbourhood area of the Metrotown Downtown Plan. North of Kingsway, this neighbourhood is generally characterized by a mix of older rental and commercial buildings (see *attached* Sketches #1 and #2). The Metrotown Downtown Plan designates the subject site for high-density development using the RM4s/RM4r District as a guideline. The site is currently improved with two 17-storey rental apartment buildings zoned CD (RM5) constructed in the late 1970s, with a total of 200 units. Vehicular access is currently from Newton Avenue.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is to develop two new, infill low-rise rental residential buildings on the site. The two existing rental residential high-rises on site will be retained. To manage the overall density permitted and reflect the current rental uses of the site, rezoning to the RM5r and RM3 District is considered most appropriate. Vehicular access will continue to be from Newton Avenue.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) would apply to the subject rezoning application.
- 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 3.79 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
RM5r	2.2 FAR
RM3	1.1 FAR
Density Offset	0.55 FAR
TOTAL	3.79 FAR

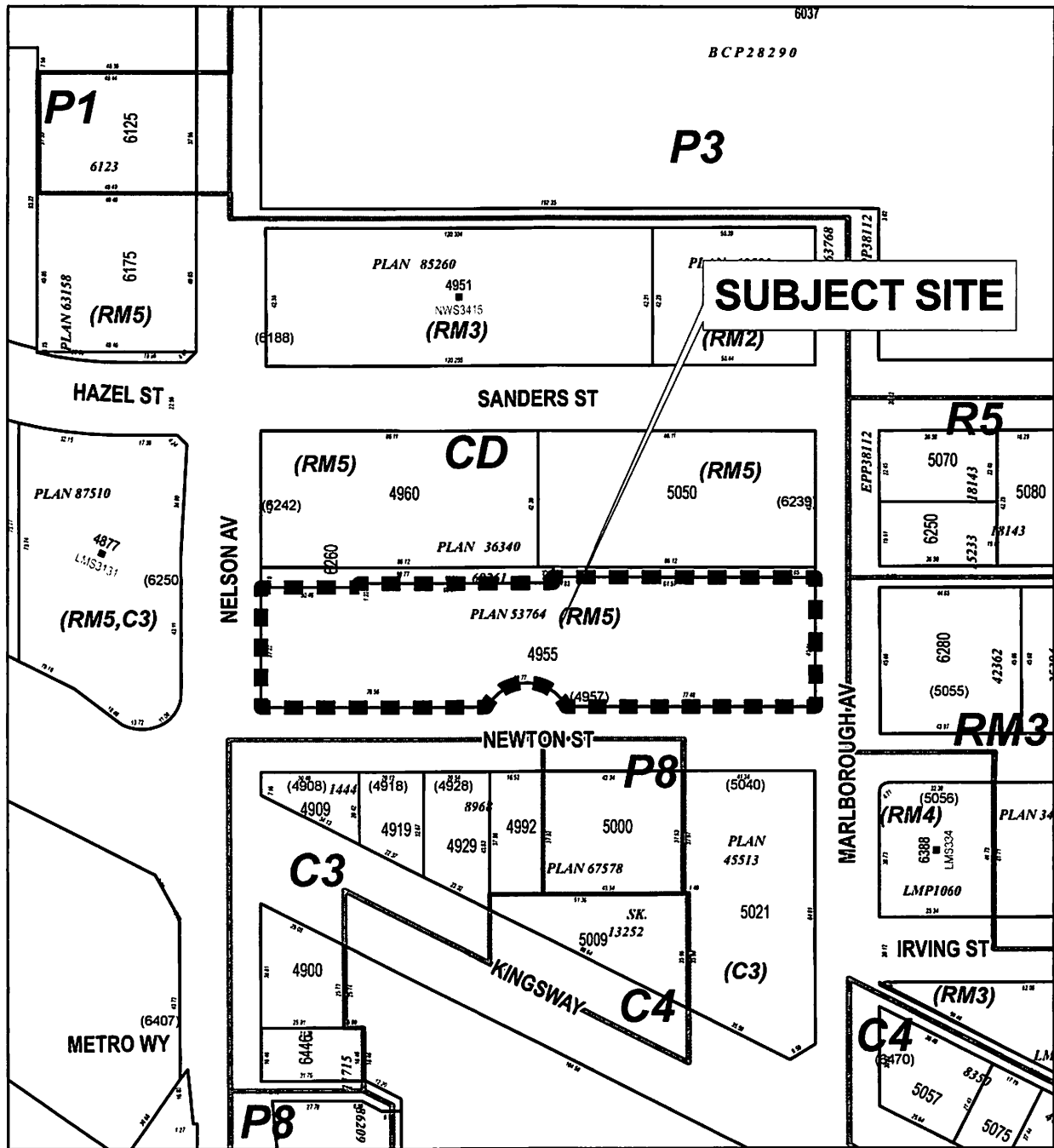
Table 1

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

KH:spf

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

Date:
OCT 29 2021

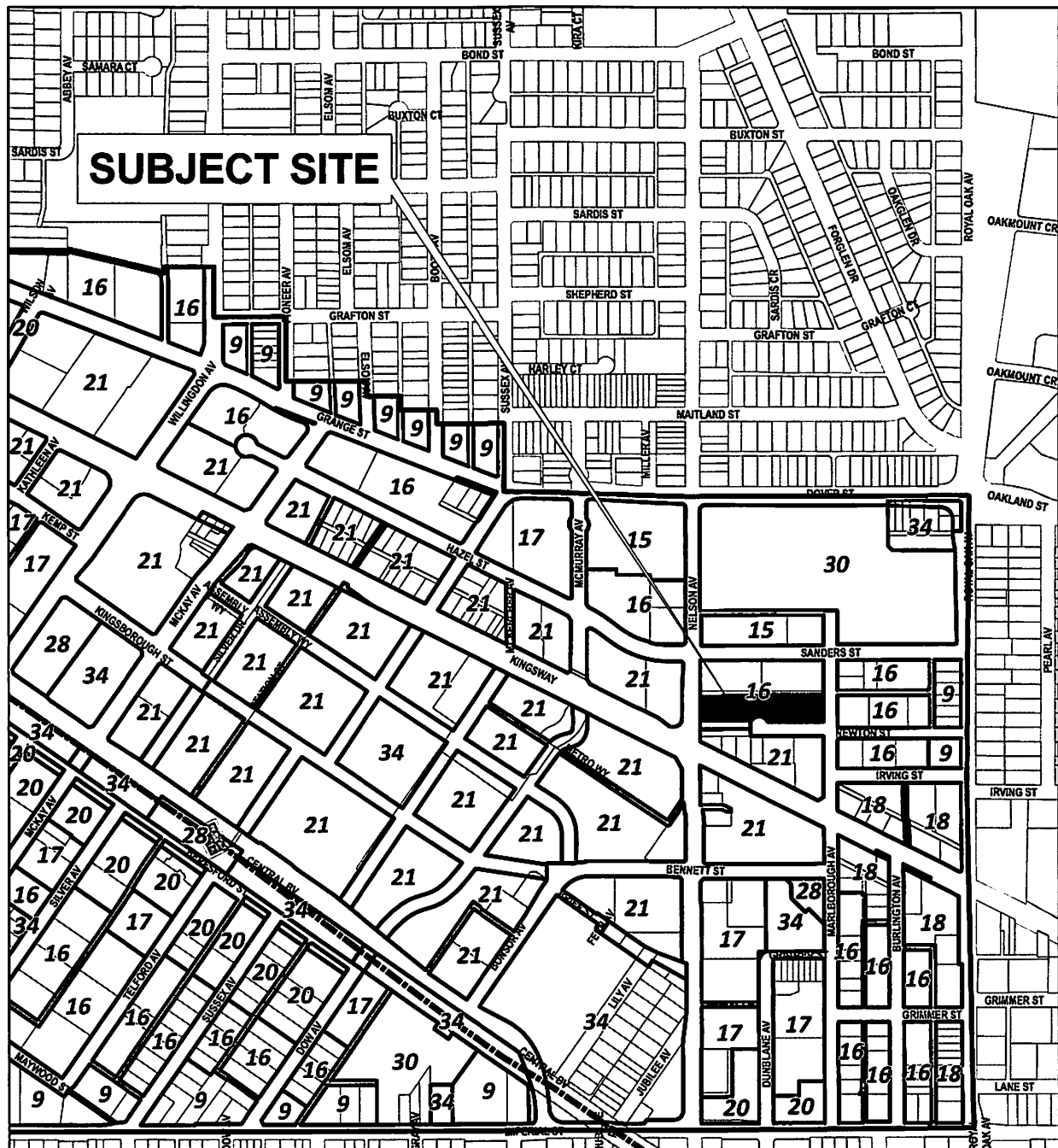
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Drawn By:
RW

REZONING REFERENCE #21-41
4955 NEWTON STREET

 Subject Site

Sketch #1



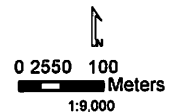
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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

Metrotown Plan



Printed on October 29, 2021

Sketch #2

www.rharchitects.ca
t 604 669 6002
f 604 669 1091



120 Powell Street, Unit 10, Vancouver, BC V6A 1G1

October 25, 2021

City of Burnaby
4949 Canada Way
Burnaby BC V5G 1M2

Planning and Building

Reference: 4955 and 4957 Newton Street
Rezoning

The subject site was originally developed circa 1977 as two purpose built rental residential towers – each 17 storey with a combined total of 200 units. Existing Density is 2.17 FAR.

The purpose of this rezoning application is to seek additional infill density – consistent with the intent of the Metrotown Plan – MALBOROUGH area.

Proposed: 1.0 additional FAR – as infill development [existing buildings to remain]
Form of infill development will be 2 purpose built rental residential buildings
6 Storey each – with a combined total of approx. 96 units
Off Street Parking and Bicycle Parking requirements – will be met on site

Yours truly

A handwritten signature in black ink, appearing to be 'James Wu', with a stylized, flowing script.

James Wu Architect AIBC

RH ARCHITECTS INC.

copies Dorven Holdings Ltd.

RH Architects

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-42

Appendix H

1.0 GENERAL INFORMATION

- 1.1 Applicant:** British Columbia Liquor Distribution Branch
3383 Gilmore Way
Burnaby, BC V5G 4S1
Attn: Ryan McKeown
- 1.2 Subject:** Application for the rezoning of:
Lot 1 District Lot 4 Group 1 NWDP EPP60170
- From:** CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 9861 Austin Road
- 1.4 Location:** The subject site is comprised of one commercial retail unit (CRU) within “City of Lougheed” Phase 1 (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site consists of one CRU with an area of approximately 234.2 m² (2,521 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a government cannabis store.

2.0 POLICY FRAMEWORK

The subject application aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), and Economic Development Strategy (2007).

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of one ground-level commercial retail unit (CRU) within “City of Lougheed” Phase 1, which is currently under construction. The CRU is south-facing and fronts onto Austin Road, near the intersection of Austin Road and North Road (see *attached* Sketches #1 and #2). To the north and west of the subject site is the remainder of the Phase 1 development site

currently under construction (with the existing shopping mall and parking lot located beyond, which are slated for development in future phases of the Lougheed Core Area Master Plan). To the south, across Austin Road, is a gas station on a property zoned Service Commercial District (C4), and a property proposed for High Density Mixed Use redevelopment as part of an active rezoning application (Rezoning Reference #18-32), which is currently being used as a presentation centre and showroom. Both of these properties are designated High Density Mixed Use under the amended Lougheed Town Centre Plan, and are within the Core Area Master Plan. To the east, across North Road, is the Burquitlam-Lougheed Neighbourhood (City of Coquitlam).

4.0 BACKGROUND INFORMATION

- 4.1 On 2018 July 23, Council granted Final Adoption to Rezoning Reference #15-28 to proceed with development of the commercial podium and underground parking as part of “City of Lougheed” Phase 1. The commercial podium is currently under construction, along with other components of Phase 1, which were separately rezoned, and consist of four high-rise apartment towers located above the commercial podium.
- 4.2 On 2020 June 01, Council adopted locational and operational guidelines for assessing future rezoning applications for government cannabis retail stores in the C2i and C3i Commercial Districts (the “Guidelines”). The intent of the Guidelines is to provide a higher degree of certainty as to the appropriate location, size, and operation of government cannabis stores.
- 4.3 On 2021 November 08, Council adopted an amendment to the Guidelines to support consideration of a maximum of one government cannabis store within each of Burnaby’s four Town Centres, in addition to a fifth location in the Big Bend neighbourhood. This was done to accommodate a rezoning application to permit a government cannabis store location at Marine Way Market Shopping Centre (Rezoning Reference #20-38), which has since been granted 2nd Reading by Council.

5.0 GENERAL INFORMATION

- 5.1 The applicant is seeking to rezone a 234.2 m² (2,521 sq. ft.) CRU within the commercial podium of the Lougheed Mall development to an amended Comprehensive Development District (based on C3 and C3i District guidelines) in order to permit the establishment of a government cannabis store (see *attached* Sketch #1). Under the proposed amendment, the subject unit would retain the underlying C3 District zoning, in addition to the proposed C3i District zoning, in order to allow future reversion of the unit to C3 District uses should the government cannabis store use cease.
- 5.2 Vehicular access to the commercial podium in which the subject site is located is provided mid-point along Grand Promenade and mid-point along Austin Road. Parking spaces are provided on seven levels of underground parking to meet the needs of the commercial uses and four high-rise apartment towers in the Phase 1 development.
- 5.3 The following is an assessment of the proposal’s consistency with the Guidelines for assessing rezoning applications for government cannabis stores:

5.3.1 Locational Criteria

Town Centre or Big Bend Location:

The locational criteria for government cannabis stores requires that a store be located in one of the four designated Town Centres, or in the Big Bend neighbourhood, in which the store would serve as a component of an overall development. The proposed store is located in the Lougheed Town Centre.

General observance of a minimum 200 m (656 ft.) separation from the following uses:

- ***Public and private schools***

The nearest public school is Cameron Elementary School, which is located over 400 m (1,312 ft.) northwest of the subject site. Coquitlam College, a private post-secondary educational institution located east of North Road in the City of Coquitlam, is located approximately 160 m (525 feet) from the subject site.

- ***Public playgrounds***

The nearest public playgrounds within the City of Burnaby are located in the Cameron Elementary School field and in Keswick Park, both of which are over 400 m (1,312 ft.) from the subject site. Brookmere Park (City of Coquitlam) has a public playground which is located over 350 m (1,148 ft.) from the subject site.

- ***Community/recreation centres, community resource centres, neighbourhood houses, and youth centres***

Cameron Recreation Complex and public library is located over 600 m (1,969 feet) northwest of the subject site.

Observance of an appropriate relationship to the following adjacent uses in terms of their direct proximity or orientation to the government cannabis store:

- ***Residential and mixed-use development***

The subject site is located within a mixed-use development, consisting of a commercial podium and four high-rise apartment towers above, that is under construction. It is anticipated that similar high density mixed-use development will be constructed on properties near the subject site in the future, in accordance with the Lougheed Town Centre Core Area Master Plan.

- ***Café/restaurant outdoor patios***

There are currently no café or restaurant outdoor patios within close proximity to the subject site, although outdoor patios along Austin Road may be constructed nearby in the future, as commercial tenants begin to occupy the commercial podium CRU's upon completion.

- ***Public parks***

The subject site is not located adjacent to any public parks, although there are several park sites within the wider Lougheed Town Centre and the adjacent Burquitlam-Lougheed neighbourhood (City of Coquitlam).

- ***Potential sensitive uses such as temporary shelters or group homes***

There are no temporary shelter or group home uses within close proximity to the subject site.

Given the subject site's central location within the Lougheed Town Centre, there is generally an expectation for a greater mix of uses and higher activity levels with a lesser degree of physical separation between commercial uses. The applicant has noted that the Liquor Distribution Branch (LDB) neighbourhood strategy includes the implementation of procedures regarding unruly customers, store safety, loitering and consumption outside the premises. In addition, products from government cannabis stores are packaged and sold in accordance with Health Canada requirements, such that odour impacts on nearby uses would be mitigated.

Though it is noted that the separation distance between the subject site and Coquitlam College is under the minimum 200 m (656 ft.) distance identified in the Guidelines between government cannabis stores and public or private schools, proximity to post-secondary institutions is of less concern, as the main intent is to provide sufficient distance between stores and institutions where minors (i.e. persons below the age of 19) are likely to gather regularly.

The RCMP has been notified of the proposed government cannabis store location, and have no concerns.

5.3.2 Store Size

The proposed government cannabis store, at 234.2 m² (2,521 sq. ft.), does not exceed the maximum store size criterion of 465 m² (5,000 sq. ft.).

5.3.3 Operational Criteria

The Guidelines recommend that government cannabis stores have a security plan, as well as a strategy to ensure the store will be a good neighbour. Government cannabis stores are also required to post signs regarding the Burnaby Smoking Regulation Bylaw.

The applicant notes that the proposed store would apply a range of security arrangements, CPTED (Crime Prevention through Environmental Design) principles, as well as community engagement and social responsibility measures to maximize customer, employee and community safety, and to promote safe and responsible use of non-medical cannabis products. Minors would not be permitted to enter the store, and an ID-check policy at store entryways would be implemented. While specific store hours have not been indicated, typical

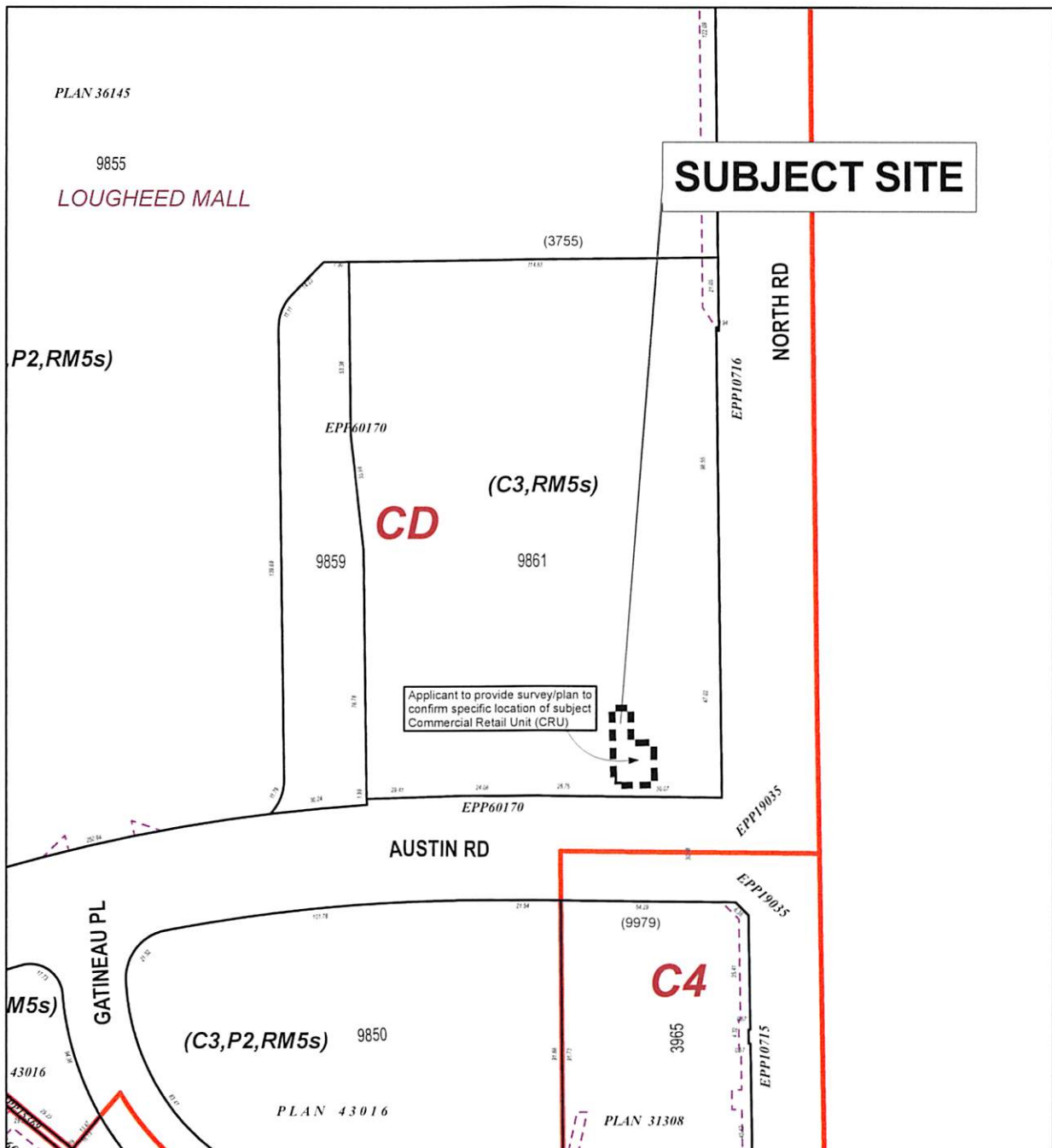
BC Cannabis Store hours are 10:00 am to 9:00 pm Monday to Saturday, and 11:00 am to 7:00 pm on Sundays. The LDB's neighbourhood strategy would be applied as necessary.



- 5.4 The Liquor and Cannabis Regulation Branch (LCRB) Policy Directive 20-15 was released on 2020 June 18, which amended the *Cannabis Licensing Regulation* (CLR) to allow cannabis retail locations to have transparent windows, provided that cannabis, cannabis accessories, and packaging and labelling of cannabis and cannabis accessories are not visible from outside the store. Should Council direct staff to continue working with the applicant to prepare a suitable plan of development for the proposed government cannabis store, further details on the proposed storefront façade glazing, treatment and display design will be provided in a future report.
- 5.5 The Director Engineering will be requested to provide an estimate for all necessary site servicing.
- 5.6 The owner will be required to enter into a Section 219 Covenant to establish operating hours, as well as any other required covenants.
- 5.7 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a future report to Council.

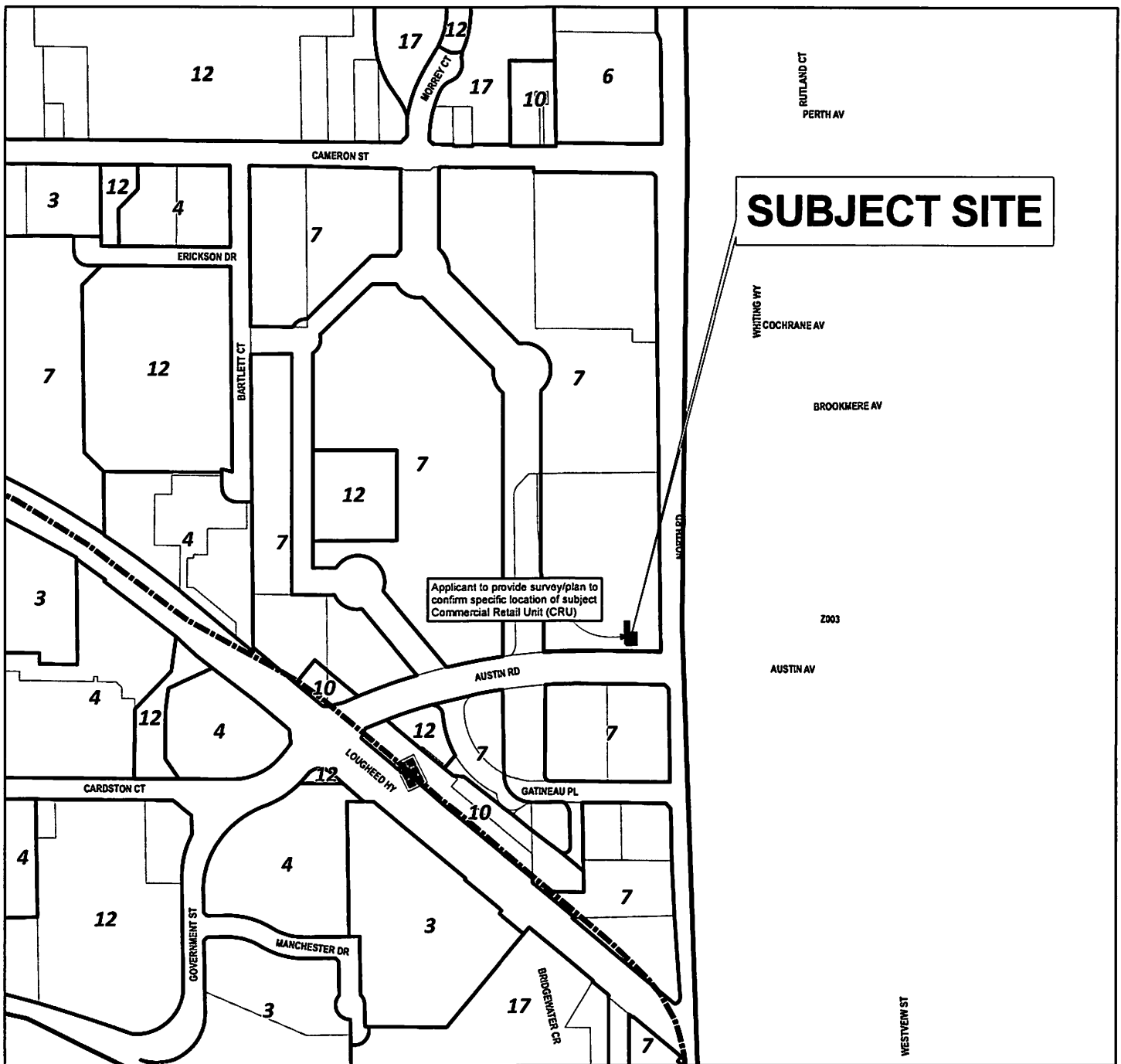
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Attachments

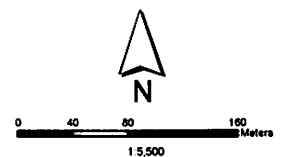
cc: City Solicitor
City Clerk



	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date:</p> <p>NOV 10 2021</p>	<p>REZONING REFERENCE #21-42</p> <p>9861 AUSTIN ROAD</p> <p> Subject Site</p>
<p>scale:</p> <p>1:2,000</p>	
<p>Drawn By:</p> <p>RW</p>	



- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



**LIQUOR
DISTRIBUTION
BRANCH**

BC CANNABIS STORES

October 26th, 2021

Mr. Ed Kozak
City of Burnaby
4949 Canada Way
Burnaby, BC
V5G 1M2

Dear Mr. Kozak:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch's (LDB) application to locate a **Government operated** non-medical cannabis retail store at **Lougheed Mall, located at 9861 Austin Rd.** The LDB has received support from the property owner to proceed with this application (application form, fees and supporting materials attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The *Liquor Distribution Act* gives the LDB the sole right to purchase and distribute beverage alcohol for the province. The LDB is also the public liquor retailer in the province's mixed public-private model, operating 197 retail outlets under the brand 'BC Liquor Stores.'

Under the *Cannabis Distribution Act*, the LDB is also the sole wholesale distributor of non-medical cannabis in British Columbia and operates standalone, public retail stores and provides online sales. Since legalization, the LDB has opened BC Cannabis Store retail locations in twenty four communities and we are actively working to roll out more stores across the Province to cater to the BC market.

Revenue generated through the LDB's wholesale and retail operations is remitted to the Provincial Government and contributes to supporting vital public services such as health care and education.

Committed to maintaining a level playing field between private and public retailers, the LDB ensures a fair and ethical supply and distribution of non-medical cannabis by applying a common set of rules for both:

- As the wholesaler of non-medical cannabis, it applies a 15% wholesale mark-up on the landed cost of cannabis distributed throughout the province to private and public BC Cannabis Stores
- Purchasing cannabis at a common wholesale price, both private and public retailers are required to pay the cost of shipping product from the LDB warehouse to their retail outlet. E-commerce customers currently pay a flat shipping fee of \$8 on each order purchased via www.bccannabiswholesale.com.

- All private and public retail stores are required to comply with the municipal, provincial and federal regulations that govern the purchase, sale, and distribution of non-medical cannabis
- For both private and public retail stores, the minimum retail price for selling non-medical cannabis is either the wholesale price they paid to the LDB or the current LDB wholesale price, whichever is lower.

Location of proposed BC Cannabis Store

The LDB is proposing to open a BC Cannabis Store at **Lougheed Mall** for a number of reasons, including that the site is:

- Located in a retail centre with strong anchor tenants;
- Easily accessible to customers with ample parking;
- Not expected to adversely impact traffic in the surrounding area, given its location in an already established complex, and;
- Located outside any sensitive use buffers established under the current City Policy.

The size of the proposed non-medical cannabis retail store is approximately 2,521 square feet of which we envision two thirds being dedicated to retail, with the remainder being utilized for office and administrative space for store staff.

Our commitment to community engagement and social responsibility

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB^[1], we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores have a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have raised nearly one hundred thousand dollars from staff and customers at our Burnaby BC Liquor Stores locations, with most of the funds being allocated to programs within the District.

Our current BC *Liquor* Stores social responsibility programs will serve as examples as we move forward on developing our BC *Cannabis* Stores social responsibility endeavours. Our current efforts in the cannabis field include:

^[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB's wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers.
- Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential associated health risks of consuming cannabis.
- Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various in-store campaigns with strategically placed messaging, and;
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

Keeping cannabis out of the hands of minors.

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entrances prevents minors from entering our stores. All our staff receive comprehensive training in verifying ID, and will request age verification from all customers appearing under the age of 30.

Odour Mitigation

Product must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will also be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date we have received no complaints regarding odours from any of our four stores currently in operation

Cannabis store operations

All BC Cannabis Stores employ unionized staff. This particular location will have approximately 12 employees, including a Store Manager, at least one Assistant Store Manager, and staff comprised of full and part-time Cannabis Consultants. Wages start at \$21.00 per hour with benefits and pension eligibility as Provincial employees. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by Provincial law.

Store hours vary but locations are typically open from 10am to 9pm Monday to Saturday and 11am to 7pm on Sundays.

Our neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.
- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

Security

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail stores in BC, and nearly 100 years of retailing regulated products. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB's Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

Further details regarding BC Cannabis Stores and the LDB's social responsibility efforts are included in the attached presentation. If you require additional materials or have any questions we would be very happy to provide it. We thank you in advance for your consideration of our application.

Sincerely,



Ryan McKeown,
Senior Business Analyst
BC Liquor Distribution Branch

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-43

Appendix I

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Simplex + G Architecture Inc.
Attn: Gyanen Nongmaithem
7255 Fraser Street
Vancouver, BC V5X 3V1
- 1.2 Subject:** Application for the rezoning of:
Lot 12 and 13, Block 33, District Lot 97, Group 1, New Westminster
District Plan 1312
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District as a guideline)
- 1.3 Address:** 5675 and 5691 Rumble Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of 40.24 m (132 ft.), a depth of 32.36 m (106 ft.), and a total area of 1,292.79 m² (13,915 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 three-storey residential townhouse development with underground parking.

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 residential transitional area of the Council-adopted Royal Oak Community Plan, which allows for a mix of single and two-family dwellings, and ground-oriented multiple family residential development (Sketches #1 and #2 *attached*). The subject properties are

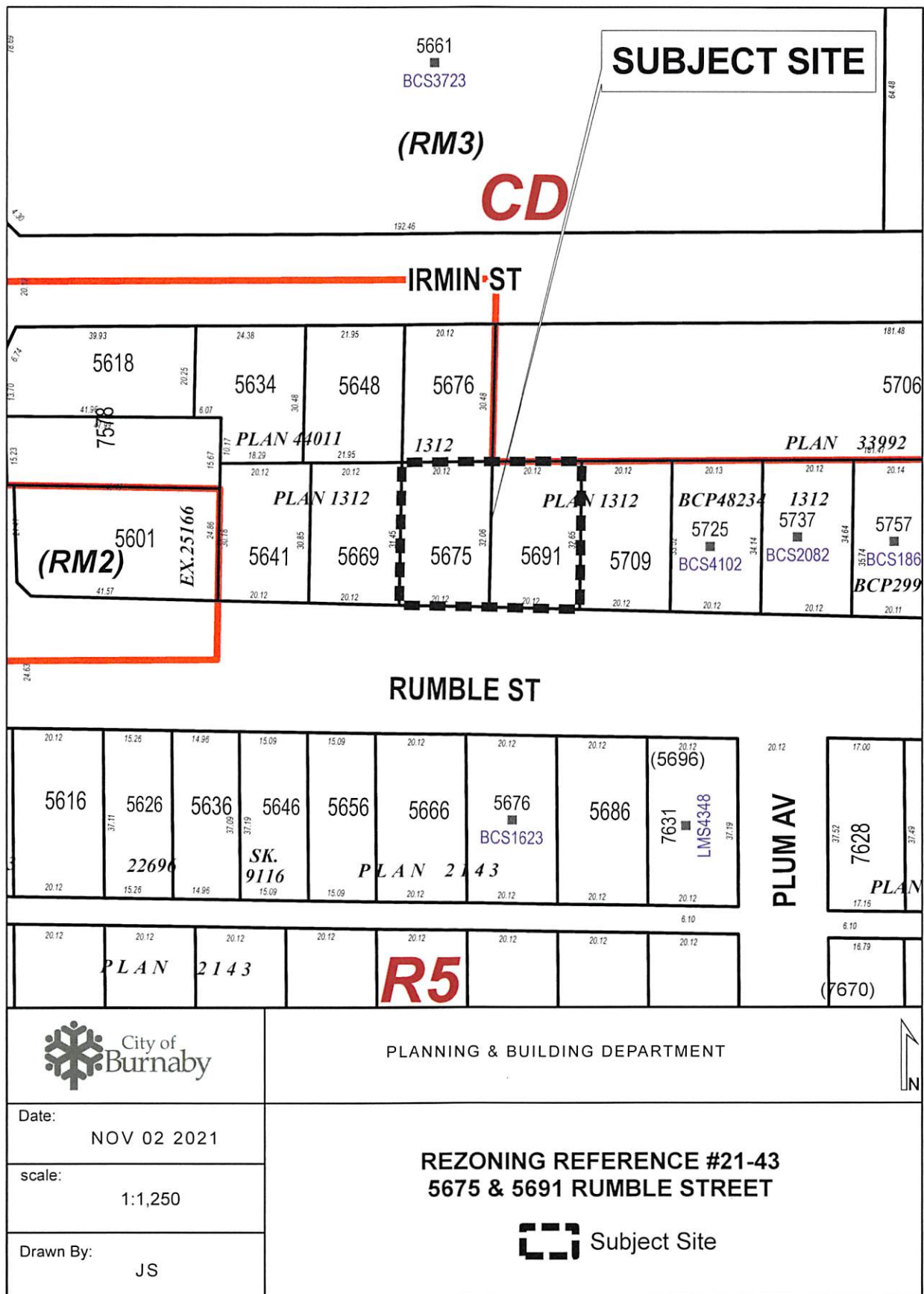
designated for medium-density multiple family development under the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines. The site currently accommodates two single-family dwellings which were constructed in 1978 and 1951. Vehicular access to the site is provided from Rumble Street.

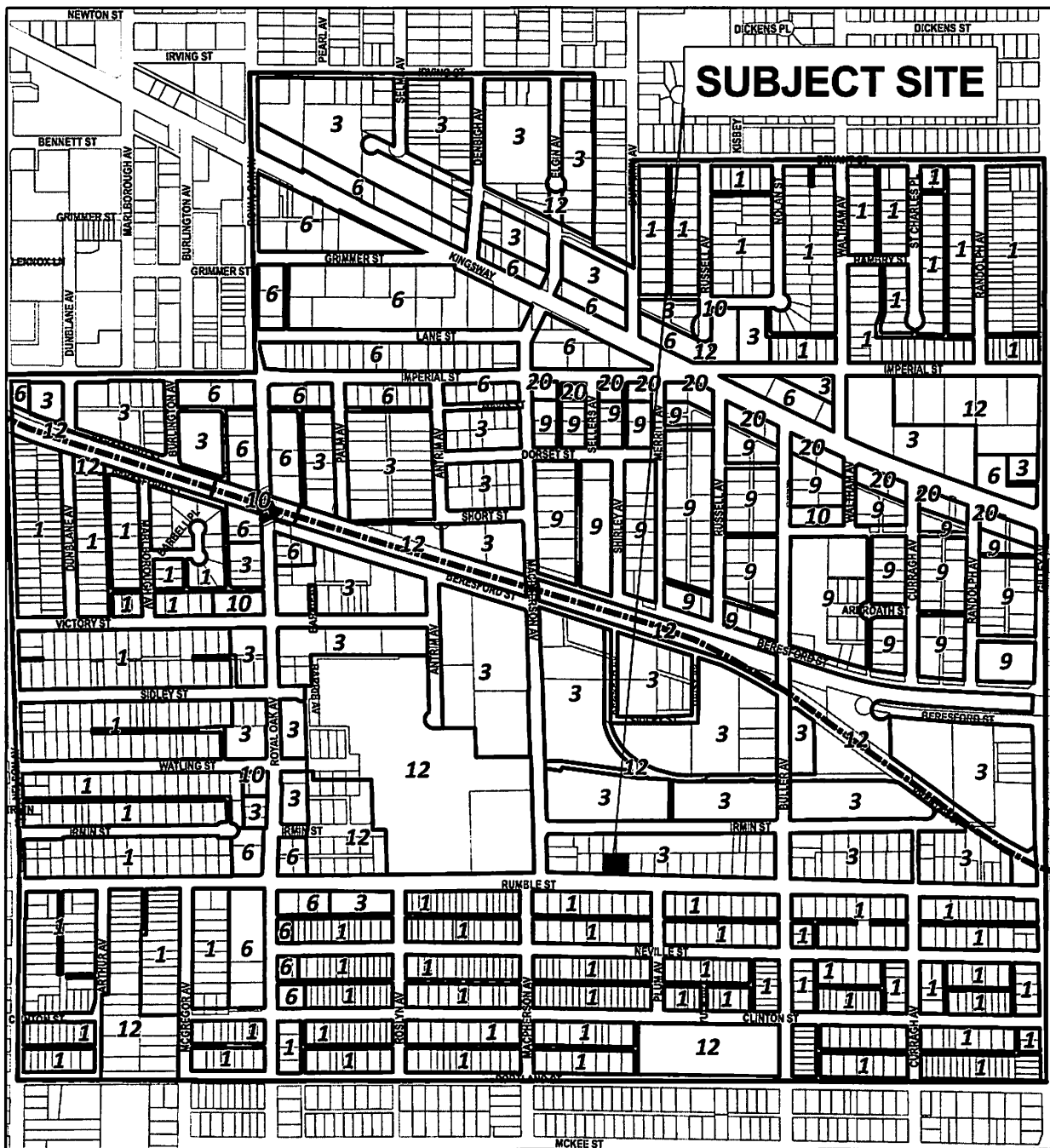
4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the construction of a three-storey residential townhouse development with underground parking. The proposal is consistent with the site's designation in the Royal Oak Community Plan. 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 0.9 FAR with underground parking and a height of 3 storeys, subject to conditions set out in the Burnaby Zoning Bylaw and the approval of Council.
- 4.2 As the subject block is part of a residential transitional area, the Royal Oak Community Plan does not indicate specific desired assembly areas. However, as it would be desirable to include the property to the east at 5709 Rumble Street within the assembly for the proposed development. The applicant has been encouraged to reach out to the neighbouring property owner to enquire if they would be interested in selling their lot into the subject development assembly. Should the owner(s) of 5709 Rumble Street not be interested in selling at this time, the continued use of their property for a single-family dwelling remains consistent with the residential transitional designation of this block, and this rezoning will continue on as a two-lot assembly.
- 4.3 The proposed prerequisite conditions of the rezoning will be included in a future report.

MP:spf
Attachments

cc: City Solicitor
City Clerk





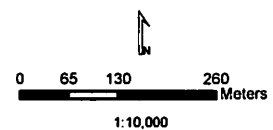
Royal Oak Community Plan



City of
Burnaby

PLANNING & BUILDING DEPARTMENT

- 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





Oct 21, 2021

City of Burnaby
Planning and Building Department
3rd Floor- 4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attention: Lisa Scott

Re: Letter of Intent for Rezoning approval at 5675, 5691 Rumble St. Burnaby, B.C.

Dear Ms. Lisa Scott,

We are seeking approval for our client's proposal of rezoning for new construction of ten units of three storey townhouses located at 5675, 5691 Rumble Street, Burnaby, B.C. Currently there are two single family houses which will be demolished once we get the permit for the above-mentioned proposal. The consolidated total site area is 1298.22 sq.m.(13,974 sq.ft.)

The City Planning and Building Department confirmed that the two subject properties are designated in the Royal Oak Community Plan as part of a block for transitional residential use. For these properties, we are seeking rezoning approval to the CD/Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines) in order to permit the construction of an infill townhouse development. The City Planning and Building Department also confirmed 0.9 FAR is permitted based on providing 100% underground parking facility.

The proposed three storey townhouses will be comprised of ten units. All the ten units will be above grade. The proposed townhouses will consist of two types - Type A and Type B. Type A (4 units) will be bigger in size and will be located on the front facing Rumble Street. Type B (6 units) will be smaller in size and will be located at the back. Please see attached site plan for review. The underground parking area will include all residents and visitors parking and other facilities like bicycle storage, storage lockers, garbage and recycling, mechanical, sprinkler, electrical and service rooms. The underground parking area will have 100% lot coverage. Our proposed FAR will be 0.9 as per guidelines. All setback requirements, building height, lot area and width will be as per Multiple Family Residential District (RM2) guidelines.

There will be one exterior common elevator which will serve from underground to the main sidewalk at ground level. The purpose for providing the common elevator is for easy circulation for the residents from the ground level to underground parking and vice versa.

Gyanen Nongmaithem, Architect, AIBC, AAA, MRAIC,
RIBA, LEED Green Associate - Principal

7255 Fraser St Vancouver, BC, V5X 3V1 P 604 323 1233 C 604 679 9680
gyanen@simplexgarchitecture.ca www.simplexgarchitecture.ca



Each townhouse unit will have their own 3 ft. high picket fence at the front for curb appeal and will add to the aesthetics of the landscape. Each unit backyard will also have 6 ft. high fence for privacy. In addition, there will be one common 6 ft. high fence along East, West and North property line for security. We will also be providing landscaping and common outdoor amenity space at ground level to soften the building and create a serene environment.

Please see attached the following documents:

1. Application for rezoning form.
2. Authorization form- (one authorization form for each property).
3. Title search.
4. Rezoning application fee. Cheque for amount of \$3,528.00
5. Letter of Intent.

In summary, we believe this project will meet the demands of housing needs of growing families and will be a great addition to the Royal Oak Community Plan. The proposed building will elevate the streetscape and create aesthetic appeal. Also since the subject site is within walking distance to Royal Oak Skytrain, Burnaby South Secondary, Clinton Elementary, this project will support a healthier and environmentally friendly lifestyle.

We hope the drawings and documents submitted meet requirement.
Please let me know if you have any questions. I can be reached on my cell at 604 679 9680 or by email at gyanen@simplexgarchitecture.ca

I look forward to hearing from you at the earliest.

Thank you.

A handwritten signature in blue ink, appearing to read 'N. Nongmaithem', with a long horizontal stroke extending to the right.

Warm regards,

Gyanen Nongmaithem
Architect AIBC, AAA, MRAIC, RIBA,
LEED Green Associate| Principal