

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-19 2021 JUNE 23

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** IDS Group
Attn: Josh Adelberg
170 – 3600 Lysander Ln.
Richmond, BC V7B 1C3
- 1.2 Subject:** Application for the rezoning of:
Lot 82, Group 1, DL 151, NWD Plan 30659
Lot 83, Group 1, DL 151, NWD Plan 30753
- 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:** 6622 and 6688 Willingdon Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with an approximate width of 95.1 m (312 ft.), depth of 51.24 m (168 ft.), and total area 4,872.92 m² (52,452 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 high-rise residential rental building, with low-rise market and non-market rental components.

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), Tenant Assistance 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 area of the Metrotown Downtown Plan, in a residential neighbourhood 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 two three-storey rental apartment buildings with a total of 72 units, constructed in the 1960s. 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 market and non-market rental building fronting Willingdon 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.

5.0 RECOMMENDATION

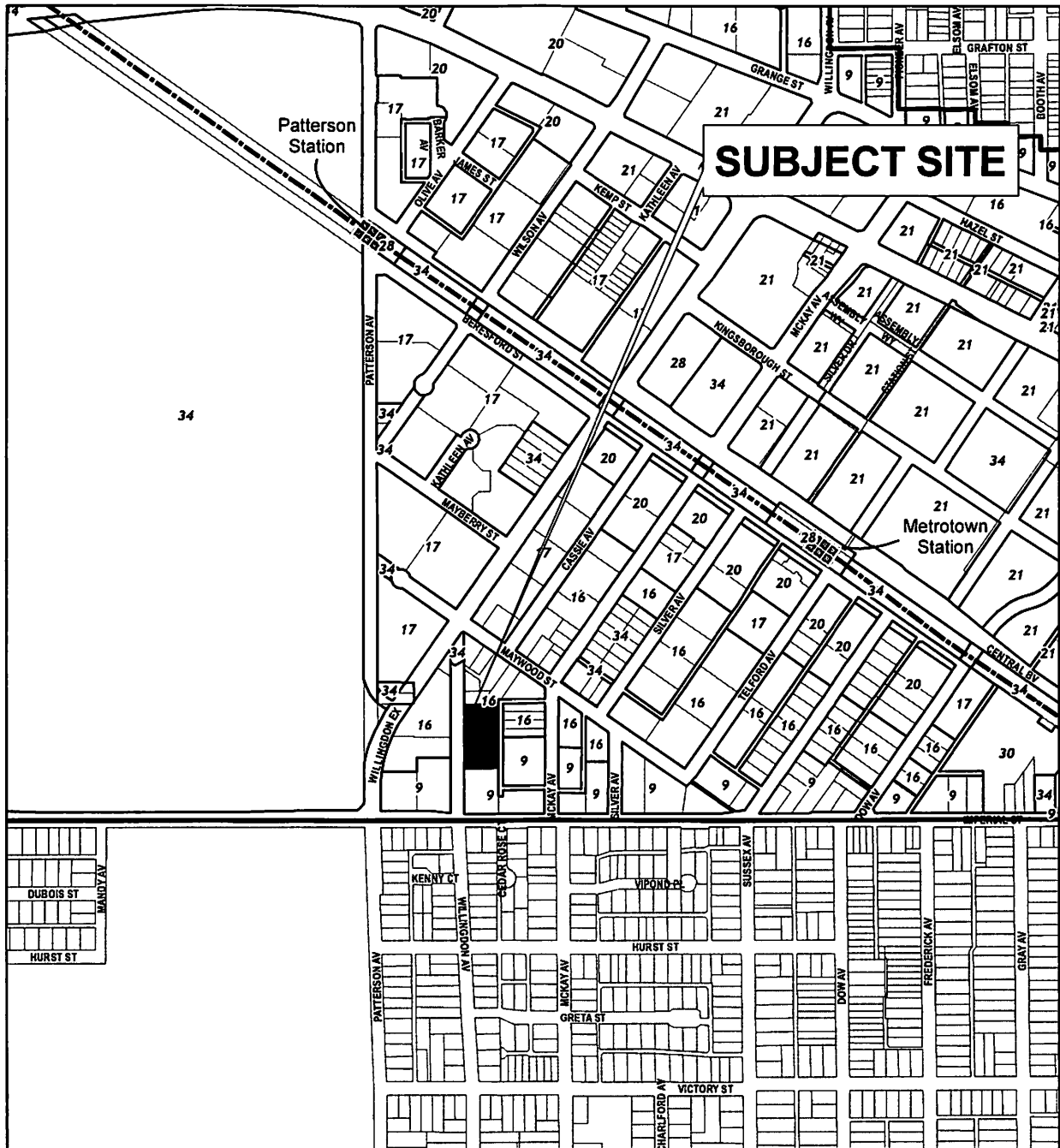
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JBS:11

Attachments

cc: City Solicitor
City Clerk



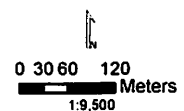
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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





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

Attn: Jessica Devlin-Cross
Direct: 604-294-7348
City of Burnaby | Planning and Building Department | Current Planning Division

RE: Application for Rezoning Advice: Letter of Intent, 6622 – 6688 Willingdon Avenue, Burnaby

On behalf of 1147979 B.C. LTD., we are pleased to submit for Rezoning, our proposal for 6622 – 6688 Willingdon Avenue, Burnaby BC. This site presents a unique opportunity to develop an architecturally distinct signature building within the Metrotown Downtown Plan guidelines.

The combined properties are located between in the Maywood District of Metrotown with a 95.11 m (312.03' ft) frontage along the east side of Willingdon Avenue a block from Central Park and within a five-minute walk from the Metrotown Skytrain Station. The 4,857 sm (52,281 sf) site currently supports three storey rental housing over two lots. The site has a cross fall of approximately 1.95m (6.39') from a high point at the north/east corner along the lane to a low point at the south/west corner along Willingdon Avenue.

The application proposes to rezone 6622 – 6688 Willingdon Avenue from RM3 to CD-1 (Comprehensive District) to permit the development of a 30 storey tower and 7 storey podium consisting of Market Rental and Affordable Rental housing following the Metrotown Downtown Plan guidelines.

In Summary, this project strives to be a leader in both architecture and sustainability measures not only within the Maywood Area, but City-wide. Our Team is extremely excited about this project, and we look forward to hearing your comments with respect to this site.

Sincerely,

Josh Adelberg
Project Manager