

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-51 2021 April 07

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Moody Park Homes Ltd.
12772 Drummond Place
Surrey, BC V3V 6G3
Attn: Gurmeet S. Gill
- 1.2 Subject:** Application for the rezoning of:
Lot 4 G Except the North 7 Feet, DL 28, Group 1, NWD Plan 2162
Lot 77, DL 28, Group 1, NWD Plan 55214
- From:** C4 Service Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on C9 Urban Village Commercial District)
- 1.3 Address:** 7763 and 7767 Edmonds Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is generally rectangular in shape with a total area of approximately 2,399.01 m² (25,822 sq.ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use commercial and residential development.

2.0 POLICY FRAMEWORK

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), Sixth Street Community Plan (2013) and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1** The subject development site is located on the north side of Edmonds Street within the Sixth Street Community Plan area (see *attached* Sketches #1 and #2) and is designated for medium-density mixed-use development under the CD Comprehensive Development District, utilizing the C9 Urban Village Commercial District as a guideline.

3.2 The site currently accommodates two, two-storey commercial buildings at 7763 and 7767 Edmonds Street. The property at 7763 Edmonds Street is currently zoned C4 Service Commercial District. The property at 7767 Edmonds is currently split zoned C4 Service Commercial District and R5 Residential District. Vehicular access to the site is provided from Edmonds Street and Wedgewood Street.

3.3 To the immediate west of the subject site is a multi-unit commercial building and to the east is an automotive business. To the south, across Edmonds Street, are commercial, multiple family dwellings, and a two-storey commercial building. To the north, across Wedgewood Street, are single and two-family dwellings.

4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning application is to facilitate the development of a mixed-use commercial and residential development with underground parking. The proposal is consistent with the site's designation in the Sixth Street 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 3.025 FAR, which includes 2.2 FAR (C9 Commercial District) and, if voluntary residential inclusionary rental is provided, 0.825 FAR (density offset), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

4.2 The applicant has made efforts to acquire the adjacent properties to the east and west in order to have a larger development site. However, the applicant has indicated that the property owner of 7779 Edmonds Street is not interested in selling at this time; offers to purchase 7753 Edmonds were rejected and determined by Realty and Lands Division to be fair offers. The subject site has sufficient lot area to develop under the C9 District guidelines. Notwithstanding, it is recommended that a copy of this report be sent to the property owners of 7753 and 7779 Edmonds Street for their information.

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

5.0 RECOMMENDATIONS

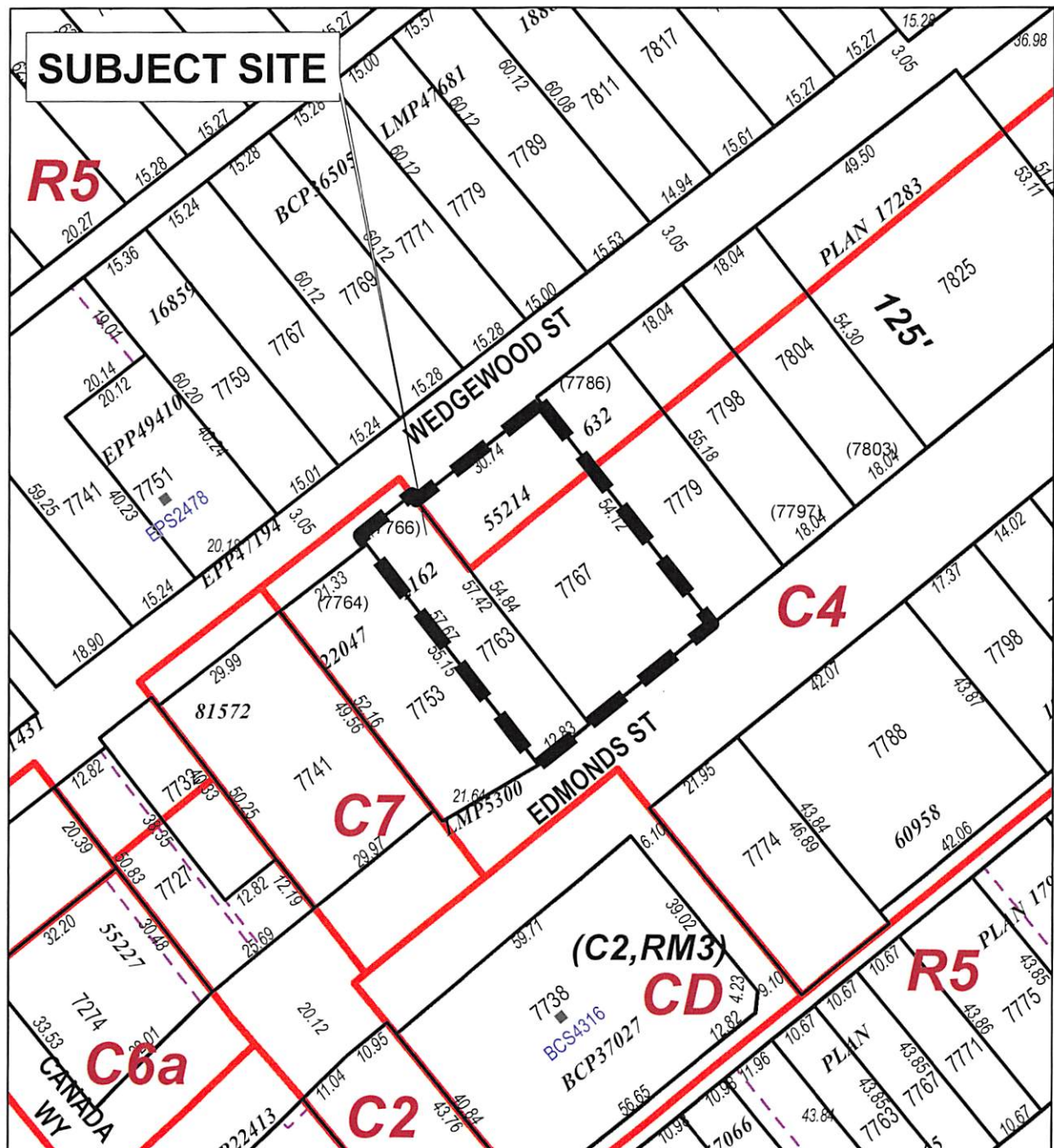
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the property owners at 7753 and 7779 Edmonds Street for information.



JT:jz/tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 03 2019

SCALE:

1:1,250

DRAWN BY:

AY

REZONING REFERENCE #18-51
7763 AND 7767 EDMONDS STREET



Subject Site

Sketch #1



General Land Use Designation Key

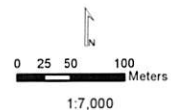
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 10 Institutional



Planning and Building Dept

Printed on January 3, 2019

Sixth Street Community Plan



Sketch #2



December 20, 2018

(2 pages)

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

Attention: Kyra Lubell, Community Planner

Dear Ms. Lubell,

RE: LETTER OF INTENT -
PROPOSED REZONING 7763 and 7767 Edmonds Street

PID: 002-939-339 (Lot 4G)

PID: 002- 732-556 (Lot 77)

SURVEY PLAN OF PROPOSED LOT A, CURRENTLY
LOT 4"G" EXCEPT: THE NORTH 7 FEET, PLAN 2162 AND LOT 77, PLAN 55214 BOTH OF
DISTRICT LOT 28, GROUP 1, NEW WESTMINSTER DISTRICT

As authorized agent for the property Owner, Moody Park Homes Ltd. is pleased to submit the application enclosed herein to rezone the property located at 7763 and 7767 Edmonds Street from the **C4 Commercial District** to the **CD Comprehensive Development District** to:

- (1) Remove the existing buildings and consolidate the two properties;
- (2) construct a 4-storey mixed-use building based on the C9 Commercial District, with commercial located on the main floor and residential uses located on the upper three storeys, with a density of 2.2 FAR based on full underground parking.

The redevelopment vision is consistent with the Sixth Street Community Plan.

We also enclose a survey of the proposed 'Lot A', prepared by Louis Ngan BCLS, which confirms a consolidated property area of 25,607 sf. A density of 2.2 FAR will allow up to 56,335 sf of redevelopment.

Please find the required forms and documentation enclosed with this letter. We look forward to working with the Planning Department on this rezoning application.

Yours Truly,

MOODY PARK HOMES LTD.

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line extending to the right.

Per: Gurmeet Gill

Encls: Rezoning Application Form
 Agent Authorization Form
 Title Search Print
 Topographical Survey [copy]
 Rezoning Application Fee of \$3,812.00