

LOCATION AND AREA

Located in the southeastern quadrant of Burnaby, and anchored by Edmonds Town Centre, the subject site consists of lots at 6958 and 6984 Kingsway, 7424 Greenford Avenue and 6957 and 6961 Beresford Street as well as the portion of Beresford Street through to Greenford Avenue which hugs the southeastern edge of the site. The site is bounded by Kingsway to the north, Greenford Avenue to the east, Beresford Street to the south and a City lane to the west.

MOBILITY AND ACCESS

The site is easily accessible by transit with the Edmonds SkyTrain Station (Expo and Millennium Line) located within a 10 min walking distance of the site (750 m), as well as frequent east-west bus services to Metrotown located on Kingsway.

The site is also located on major arterial, Kingsway, which stretches diagonally from 12th Street at the Burnaby-New Westminster border through to Vancouver’s Main Street just south of East 7th Avenue.

RECREATION AND COMMERCIAL AMENITIES

There are numerous community amenities, recreational facilities, institutional and commercial uses within immediate proximity to the site, including:

- *The Edmonds Community Centre:* A recreational centre offering a leisure pool, swim and fitness area.
- *Tommy Douglas - Burnaby Public Library:* A public library which also offers a computer lab and basic computer classes.
- *Highgate Village Shopping Centre:* A mixed use site which offers convenient access to activities of dailiy living, including a grocery store, bank, pharmacy and fitness centre.

PARKS AND LOCAL TRAILS

The site is well immersed in the City of Burnaby’s network of Public Parks and Trails. Parks and Trails within immediate proximity of the site include:

- *Edmonds Park:* A multi-functional and multi-generational outdoor public space which includes a multi-sport court, children’s playground, outdoor plaza and a large flexible open space.
- *Byrne Creek Ravine Park:* A wooded natural park with a winding creek, trails for hiking, dog-walking and a baseball diamond.
- Highland Park Line Trail: A 19km separated cycle and pedestrian trail system which runs along the southern edge of the site.
- Rene Memorial Park: A large park space which features a gravel field and playground.

EDUCATIONAL AND CHILD CARE FACILITIES

There are a number of child care facilities and schools within immediate proximity of the site, including:

- Little Montesorri Daycare
- Highgate Presschool
- Gradstone Japanese Language School
- Windsor Elementary
- Ecole Brantford Elementary School
- Morley Elementary School
- St Francis De Sales School

The site’s proximity to public transportation, recreational and commercial amenities as well as educational and child care facilities, make it ideally suited for an increase in both commercial and residential density.



Byrne Creek Ravine Park



Edmonds Community Centre



Tommy Douglas - Burnaby Public Library

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No.	DESCRIPTION	DATE
1	ISSUED FOR PPA	2022-09-23
2	60% BP DRAWINGS	2022-11-07
3	90% BP DRAWINGS	2023-03-23
4	BP	2023-08-11
5	RE-ISSUED FOR PPA	2023-09-20
6	RE-ISSUED FOR PPA	2024-07-19

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PROJECT

TROFEO (Formerly KHR)
6978 & 6988 Kingsway,
7211 & 7283 Greenford Avenue
Burnaby, BC

PROJECT NO: 118120	
DRAWN BY: MS	CHECKED BY:
PROJECT MGR: CP	APPROVED BY: CP

SHEET TITLE

DEVELOPMENT CONTEXT

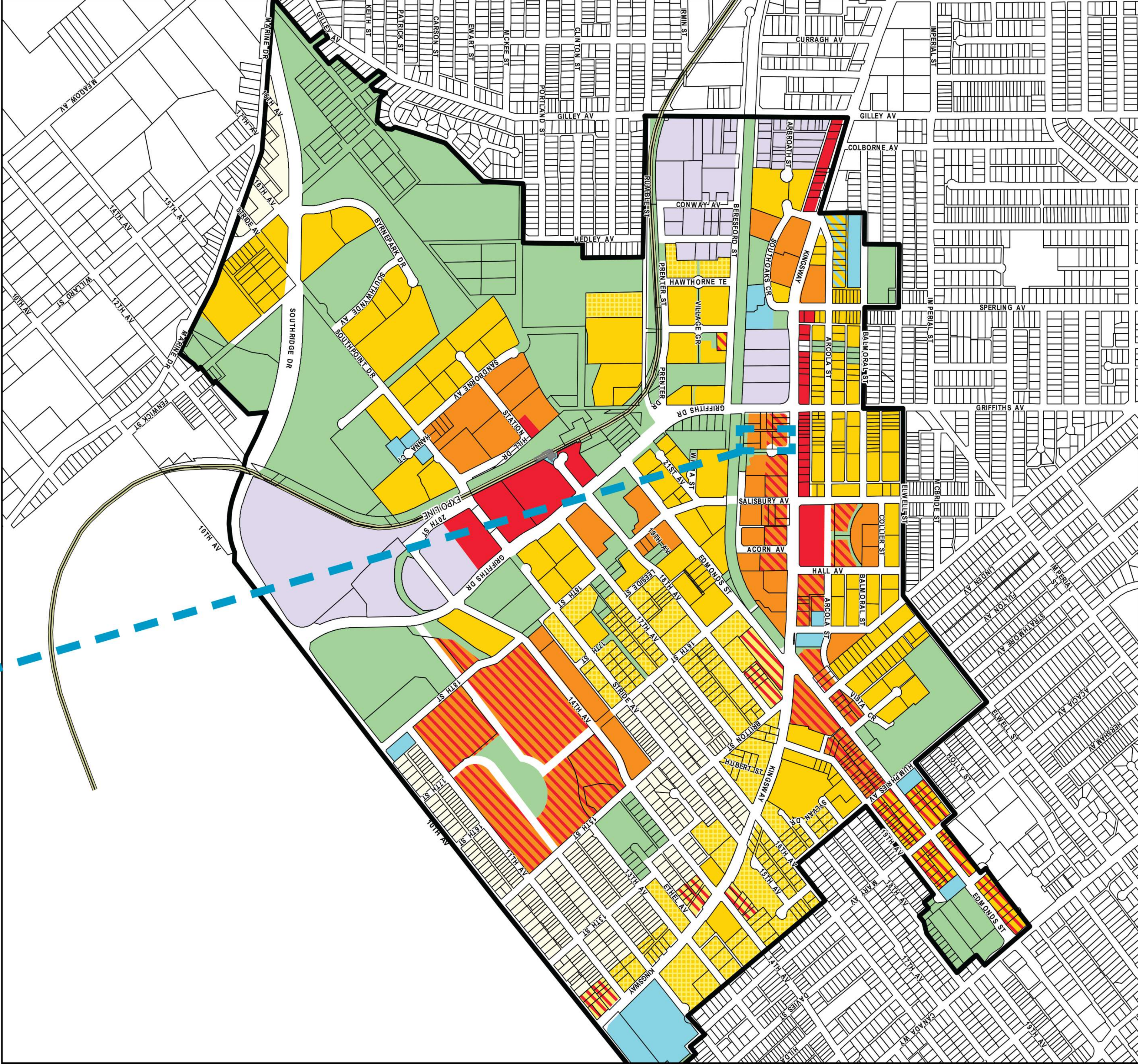
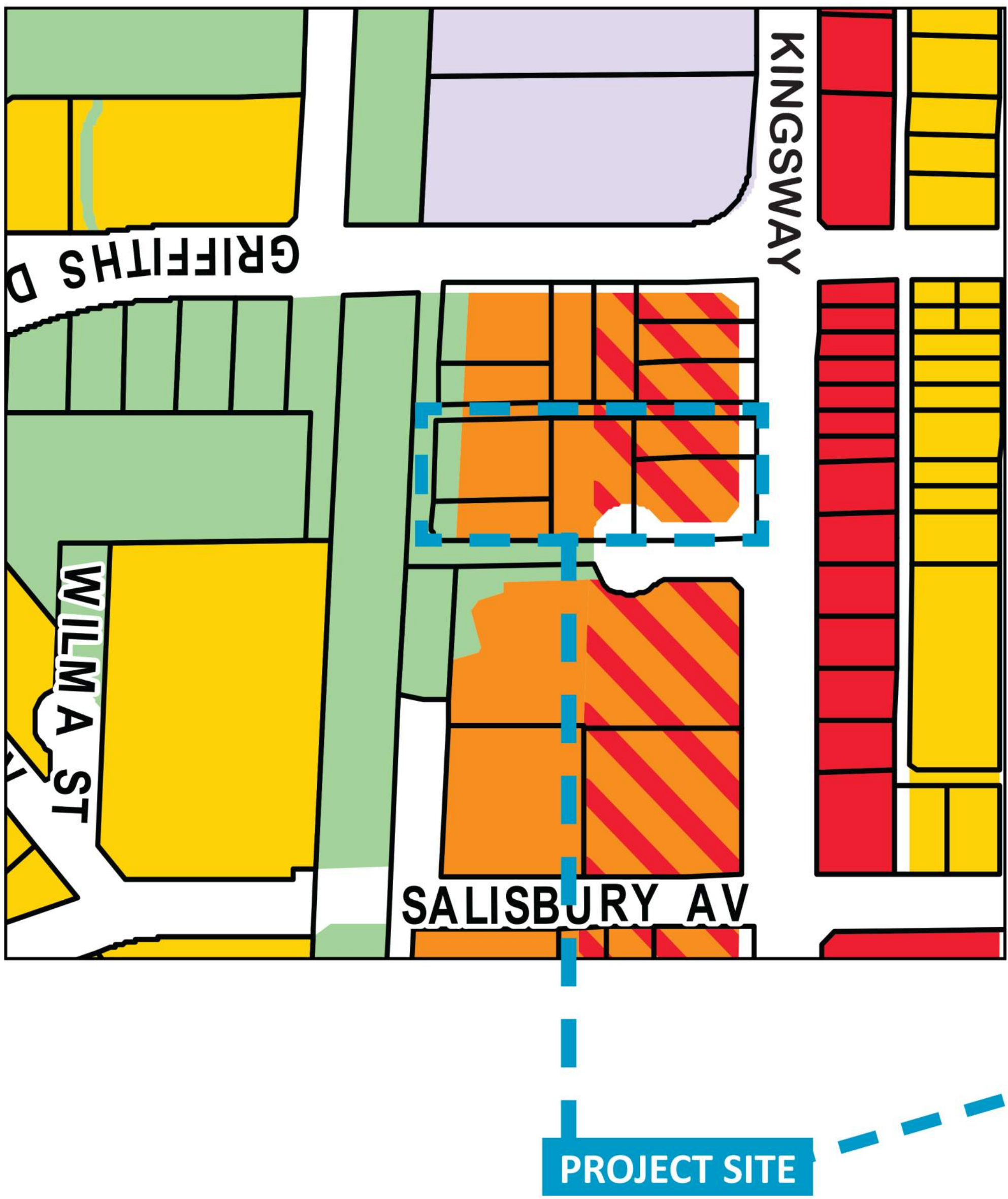
SHEET NUMBER	ISSUE
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ZONING	
Zoning	C4 - Service Commercial District M2 - General Industrial District
C4 - Service Commercial District This District provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment.	
M2 - General Industrial District This District provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses.	
EDMONDS TOWN CENTRE - LAND USE MAP	
Site	Open Road Honda Dealership
Land Use Designation	High Density Mixed Use and High Density Multiple Family Residential



General Land Use Designation Key

- | | |
|--|---|
| Single and Two Family Residential | Low or Medium Density Multiple Family Residential |
| Medium Density Multiple Family Residential | Commercial |
| High Density Multiple Family Residential | Institutional |
| High Density Mixed Use | Industrial |
| Medium Density Mixed Use | Park and Public Use/Public School |
| Low/Medium Density Mixed Use | Institutional and Medium Density Residential |



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POLICY CONTEXT

SHEET NUMBER

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Backgrounder

A New Approach: Rental Policy Framework

The objective of this framework is to ensure the replacement and increase of rental housing in the City of Burnaby at a variety of rent levels and affordability. The aim is also to protect rental housing into the future. This goal is for the policy to be transparent, achievable and applied equally, giving developers and property owners clear expectations. It's also important to give residents clarity on the City's direction on affordable rental housing.

Four Policy Proposals

1. **Rental Replacement**, which would require –
 - Full replacement of rental units lost to redevelopment
 - 1:1 replacement of units, with similar mix of unit types (1 bdrm, 2 bdrm, etc.)
 - Tenants to be suitably accommodated during construction
 - Tenants to receive first right of refusal to return to the units at similar rents (either lesser than or equal to a threshold of 20% below CMHC’s market average)
2. **Inclusionary Rental**, which would require –
 - 20% of units in all new multi-family developments be rental, city-wide
3. **Voluntary Rental Housing in Commercial Districts**, which would allow –
 - Up to 49% of commercial space used as rental housing, once other rental requirements are met in a project. If a project has met other obligations such as the 20% Inclusionary Rental, then it may consider adding this above.
4. **Protection of Existing Rental Sites**
 - Launch of a process to rezone as rental only all sites that currently have purpose-built rental buildings with 6 or more units. Property owners could potentially rezone to Comprehensive Development District. But they must still replace existing rental or provide a minimum of 20% rental (whichever is greater) in the new development.

Also proposed is **Density Offset**. Developers could seek additional density of market strata units in a project to subsidize affordable rental units. An additional 50% of base density may be made available in RM3, 4 and 5 districts. The Burnaby Zoning Bylaw would need to be amended to allow the additional density.

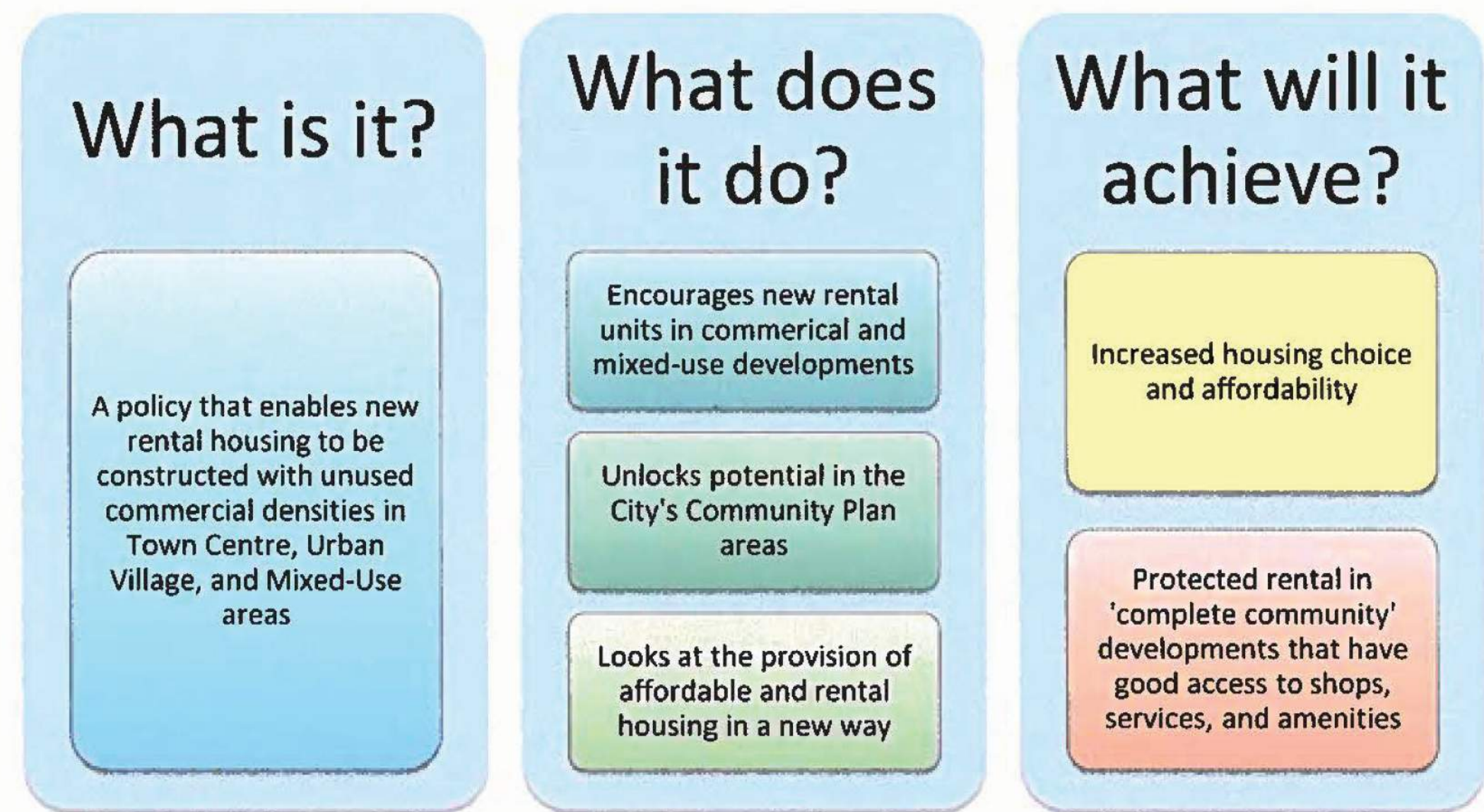
Stream 1 - Rental Replacement



Stream 2 - Inclusionary Rental



Stream 3 - Rental Housing in Commercial Districts



Stream 4 - Protection of Existing Rental Sites

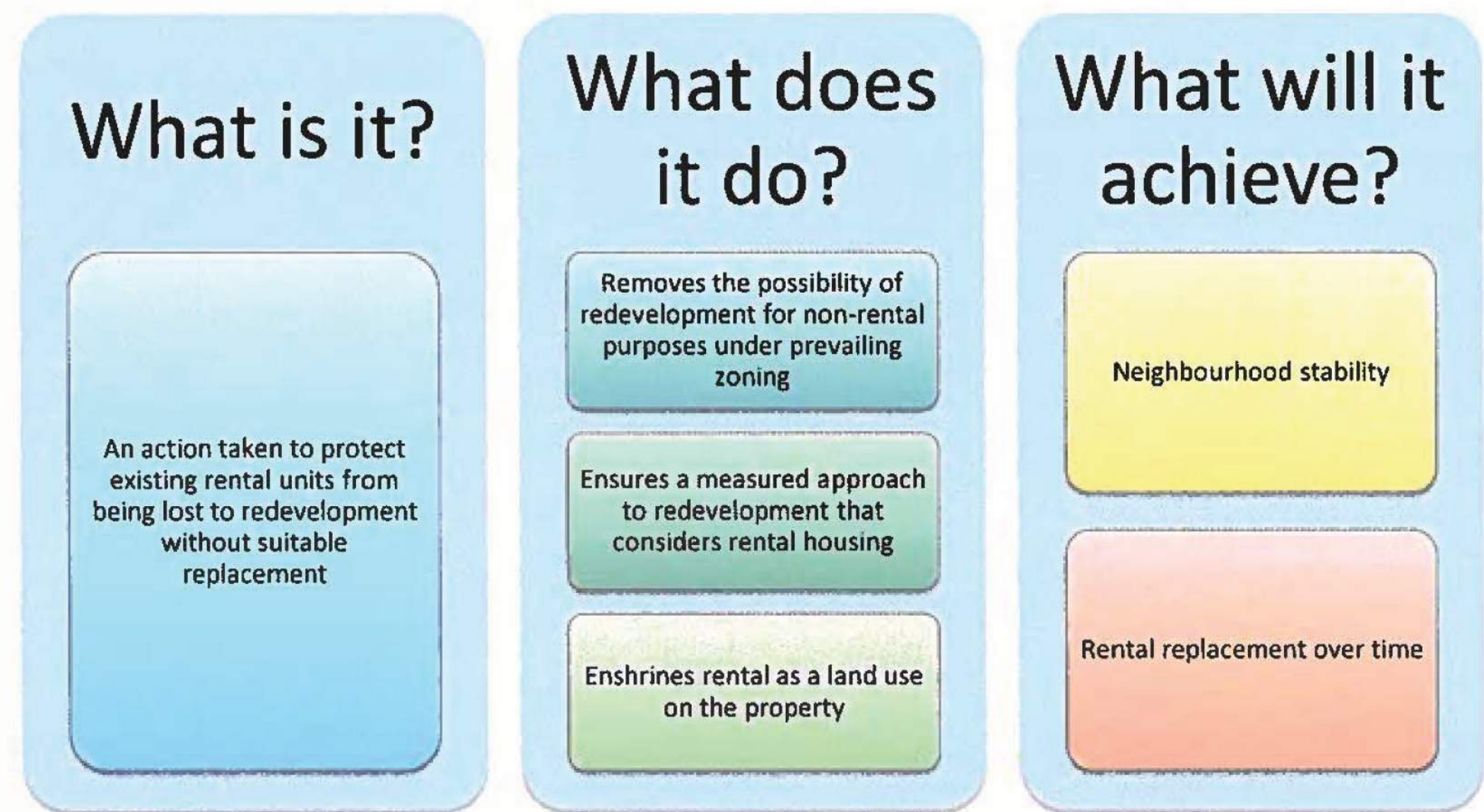


Table 1: Proposed Density Offset

District	Base Density	Density Offset
RM3, RM3r, RM3s	1.1 FAR	0.55 FAR
RM4, RM4r, RM4s	1.7 FAR	0.85 FAR
RM5, RM5r, RM5s	2.2 FAR	1.1 FAR

* Extracted from *Rental Use Zoning Policy and Initial Implementation Framework*

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RENTAL POLICY FRAMEWORK

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ISSUE

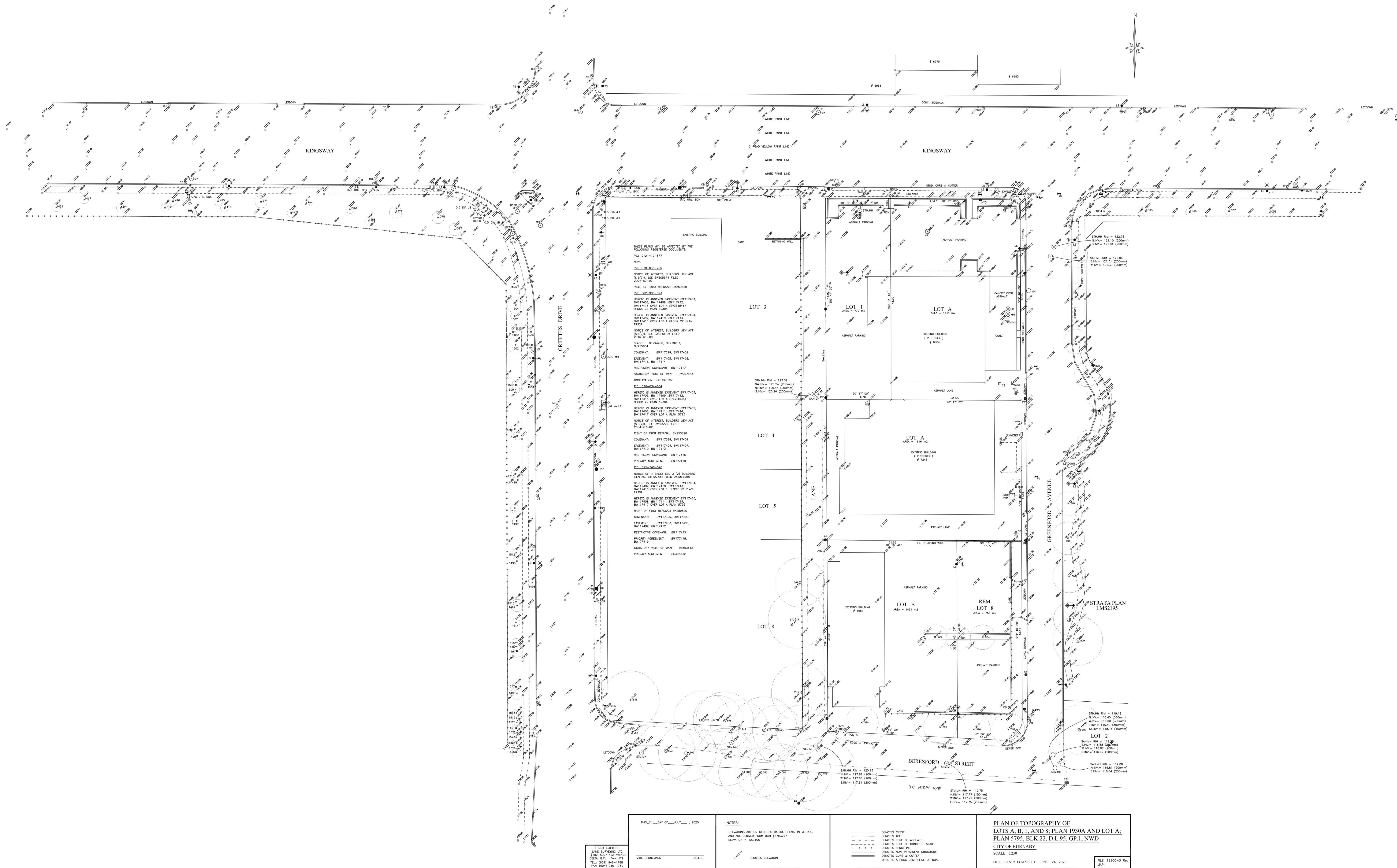
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SUBDIVISION PLAN OF
LOT 1 BLOCK 22 DISTRICT LOT 95 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 1930A
LOT "A" DISTRICT LOT 95 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 5795
LOT A (BV334546) BLOCK 22 DISTRICT LOT 95 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 1930A
LOT "B" (EXPLANATORY PLAN 29279) BLOCK 22 DISTRICT
LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1930A
LOT 8 EXCEPT: PART ON PLAN WITH BYLAW A44067 BLOCK 22
DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1930A
LOT A DISTRICT LOT 95 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP108402
LOT B DISTRICT LOT 95 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP108402

BCGS 92G.026

0 25 50 m
The intended plot size of this plan is 854 mm in width by 560 mm in height
(0 SIZE) when plotted at a scale of 1:500

This Plan Lies Within Integrated Survey Area No. 25, Burnaby, NAD83 (CSRS), 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between
geodetic control monuments 87H3277 and 94H1716 and
are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved
are derived from the MASCOI published coordinates and standard deviations
for geodetic control monuments 87H3277 and 94H1716.

This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average
combined factor of 0.9995838. The average combined factor has been determined
based on geodetic control monument 87H3277.

LEGEND:

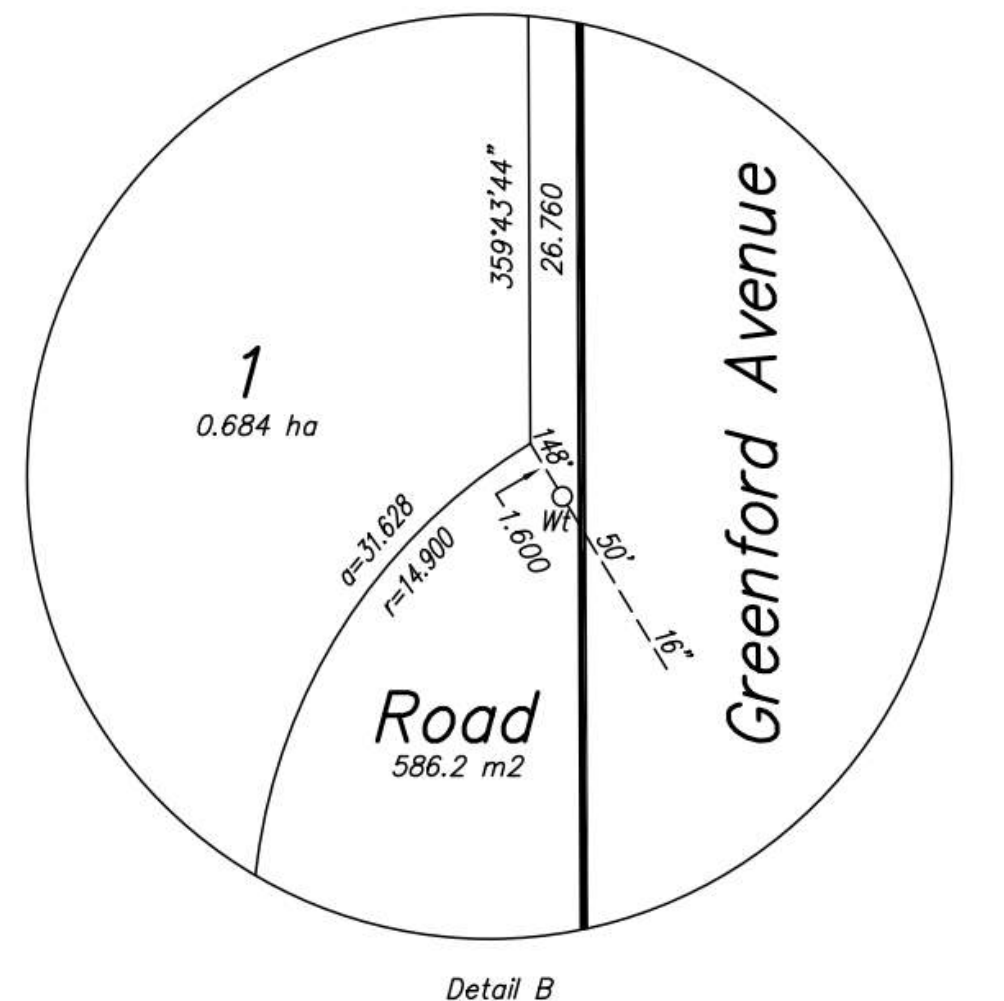
All Distances Are In Metres And Decimals Thereof

- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found
- Standard Iron Post Set
- Lead Plug Set

Pt Denotes Part

NSP Denotes Not Suitable For Posting

Note: This plan shows one or more witness posts
which are not set on the true corner(s).



0 5 10 15 20 25 m
Scale of enlargement is 1:250 at the intended plot size of plan

This plan lies within the jurisdiction of the
Approving Officer for the City of Burnaby

This plan lies within the Metro
Vancouver Regional District.

The field survey represented by this plan was
completed on the 28th day of May, 2024
Mike Bernemann, BCLS 793

Rem F
Plan 699

Rem Pcl 4
SRW Plan 3961

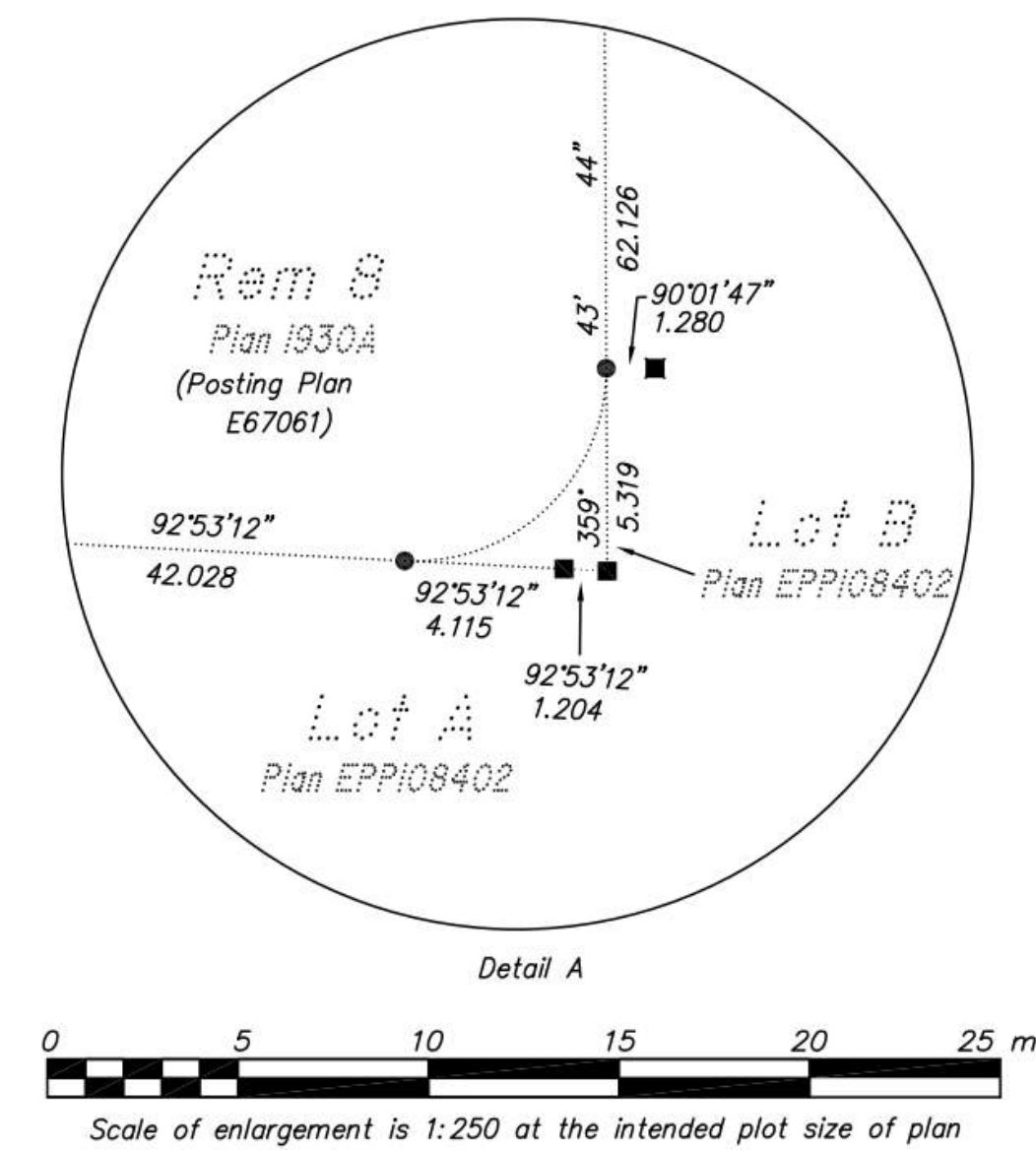
Beresford Street

Rem 1
Plan 4458

Rem B
Plan 4342

Rem Pcl 3
SRW Plan 3961

NWS955



Scale of enlargement is 1:250 at the intended plot size of plan

bennett Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC

Tel: 604-463-2509

File: MR21-1048 SUB REV2

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