

PLANNING AND DEVELOPMENT COMMITTEE

TO: MAYOR AND COUNCILLORS

SUBJECT: REZ #25-09 - 6535 KINGSWAY – PROPOSED TWELVE-STOREY MIXED-USE DEVELOPMENT

RECOMMENDATION:

THAT a Rezoning Bylaw for REZ #25-09 be prepared and advanced to First and Second Reading at a future Council meeting;

THAT a Housing Agreement, if required, be authorized according to the terms outlined in Section 3.4 of the report titled “REZ #25-09 – 6535 Kingsway – Proposed Twelve-Storey Mixed-Use Development” dated March 04, 2026, of the Planning and Development Committee meeting, and the City Solicitor be authorized to bring forward a Housing Agreement Bylaw; and

THAT the items listed in Attachment 3 to the report be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-09.

REPORT

The Planning and Development Committee, at its meeting held on March 4, 2026, received and adopted the attached report seeking Council authorization to forward REZ #25-09 to First and Second Reading at a future Council meeting.

On behalf of the Planning and
Development Committee,

Councillor P. Calendino
Chair

Councillor J. Wang
Vice Chair

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #25-09 - 6535 KINGSWAY – PROPOSED TWELVE-STOREY MIXED-USE DEVELOPMENT**
PURPOSE: To seek Council authorization to forward REZ #25-09 to First and Second Reading at a future Council meeting.

REFERENCES

Address: 6535 Kingsway
Legal: PID: 002-325-241
Lot 75 District Lot 96 Group 1 New Westminster District Plan 32131
Applicant: Intracorp Kingsway Balmoral Limited Partnership
600-550 Burrard Street, Vancouver, BC, V6C 2B5
Attention: Matt Kolec
Current Zoning: C7 Drive-In Restaurant District
Proposed Zoning: CD Comprehensive Development District (based on the CM1 Interim Neighbourhood Commercial District, R5 Mid-Rise Apartment 1 District, and Edmonds Community Plan as guidelines, and in accordance with the development plan entitled “Intracorp Kingsway Mixed-Use Development” prepared by Chris Dikeakos Architects Inc.)

RECOMMENDATION

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THAT a Housing Agreement, if required, be authorized according to the terms outlined in Section 3.4 of the report titled “REZ #25-09 – 6535 Kingsway – Proposed Twelve-Storey Mixed-Use Development” dated March 04, 2026, and the City Solicitor be authorized to bring forward a Housing Agreement Bylaw; and

THAT the items listed in Attachment 3 to the report be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-09.

EXECUTIVE SUMMARY

A rezoning application has been received to permit the construction of a 12-storey mixed-use multiple-family development with a double-height commercial storey at street level. The development is comprised of 290 residential units, ground-oriented commercial uses fronting Kingsway, and underground parking. The proposal is consistent with the applicable Official Community Plan and the Edmonds Community Plan designations for the site. The purpose of this report is to provide Council with information on the proposal and to recommend that the Rezoning Bylaw be brought forward for First and Second Reading at a future date of Council.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Burnaby 2050 Official Community Plan (2025),
- Edmonds Community Plan (2025),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021), and
- Burnaby District Energy Policy (2024).

2.0 BACKGROUND

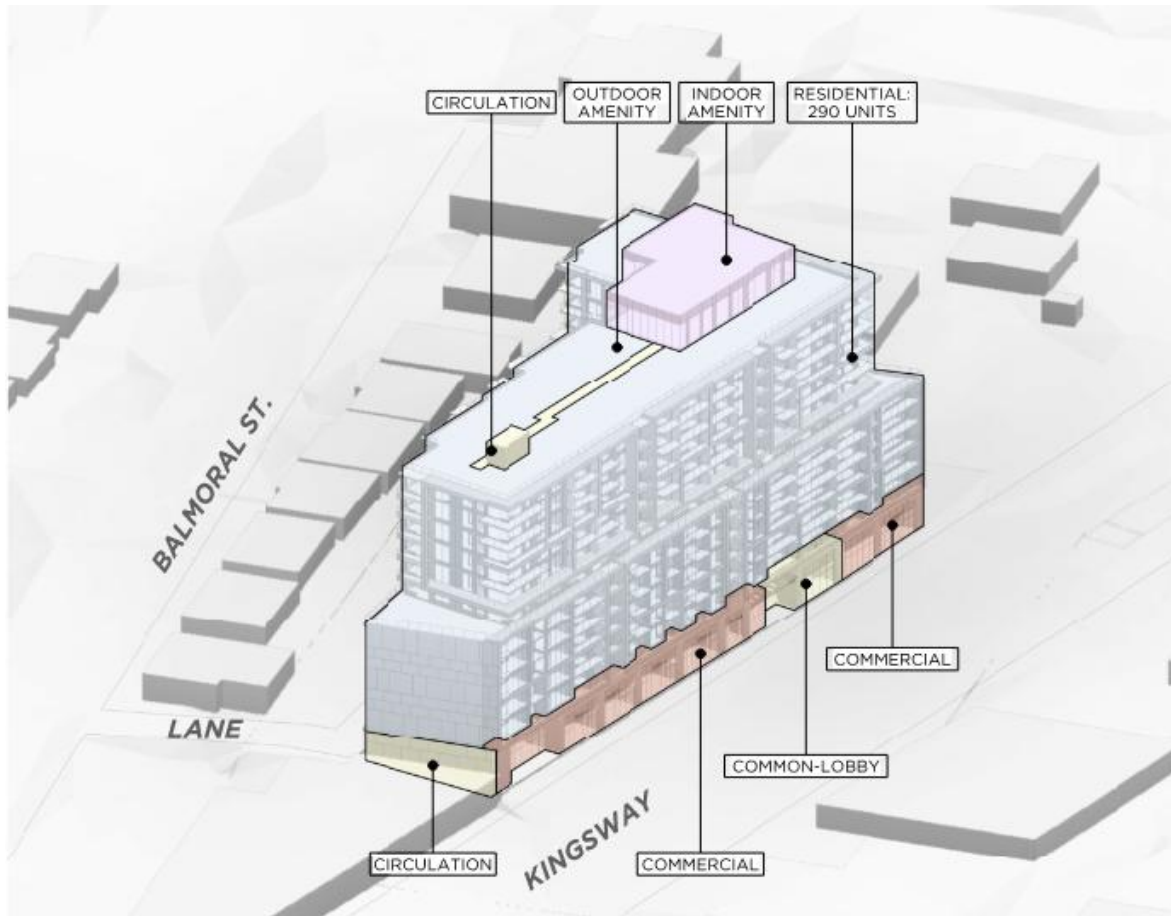
- 2.1 The subject development site is located along Kingsway, between Colborne Avenue and Arcola Street, and is designated with base and overlay land use designations of Neighbourhood Commercial and Mid-Rise Apartment 1 respectively (see **Attachment 1**). The Official Community Plan (OCP) requires that the base designation of Neighbourhood Commercial be present on the site as part of the development proposal. The site is within the Northwest Edmonds neighbourhood and is comprised of a single lot which is currently improved with a fast-food restaurant and drive-through.
- 2.2 The applicant has now submitted a plan of development in alignment with the CM1 Neighbourhood Commercial and R5 Mid-Rise Apartment 1 District guidelines, that is suitable for Council's consideration of First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

- 3.1 The development proposal, as shown in **Figure 1**, is for a 12-storey mixed-use building with 290 residential dwelling units above commercial uses at street level fronting Kingsway. Vehicular access to underground parking is provided via the rear lane from Balmoral Street. The proposal includes indoor and outdoor rooftop amenity space. A more detailed summary of the proposed development, including

residential unit mix, amenity space, and parking and loading, is provided in **Attachment 2**.

Figure 1: Proposed Development



- 3.2 The proposed development includes approximately 5.5 m of road dedication along the Kingsway frontage for future road improvements, as well as an approximate 6.1 m dedication along the northern property line to extend the rear lane across the full extent of the northern property line. The developer will be responsible for the construction of the lane in line with City standards. As identified in the Edmonds Community Plan (2025) and Official Community Plan (2025), the intent is for this rear lane to be extended further east on the adjacent property at 6591 Kingsway before connecting back to Balmoral Street to the east of 6558 Balmoral Street. Achievement of the ultimate lane configuration will require further dedication as part of neighboring redevelopments.
- 3.3 Development potential is determined based on the maximum permitted building height and setbacks associated with the R5 District and CM1 District. The

permitted and proposed building height for the subject site are outlined in **Table 1 – Building Height**.

Table 1 – Building Height (storeys) as per Zoning Bylaw

D = Discretionary | U = Unrestricted

Proposed Building	Permitted	Proposed
Base Height	12	12
Eligible Additional Height		
Height Averaging	4	-
Voluntary Commercial	8	-
Community Benefit Bonusing	Discretionary	-
Maximum Additional Height	8	-
Maximum Height with Eligible Increase	20	12

While additional height increases are permitted in the R5 District where height-averaging, voluntary commercial, or community benefit bonus is pursued, the subject rezoning application does not propose any additional height and is limited to the base permitted height of 12 storeys.

It is noted that the proposed development includes a rooftop amenity space, and a double-height commercial space fronting Kingsway with bike parking in behind on level one. In accordance with Section 6.4.1.1(3) of the Zoning Bylaw, enclosed single level rooftop amenity areas that do not exceed 25% of the total roof area are not considered a storey for the purposes of determining building height. Additionally, rooftop access, mechanical penthouses, and elevator overruns are excluded from the height calculation, and one of two storeys containing communal uses (such as bike parking) are excluded from the height calculation where the total floor to ceiling of the two storeys combined does not exceed the floor-to-ceiling height of an adjacent commercial unit. The proposal meets these conditions and is therefore considered a 12-storey building in accordance with the Zoning Bylaw.

A commercial component comprised of several individual retail units measuring a total of approximately 951 m² is proposed along the Kingsway frontage, as shown in Figure 1. The inclusion of this commercial space satisfies the OCP requirement to provide a base neighbourhood commercial land use on the site. Since this is a required storey, it does not qualify as an eligible height increase for voluntary commercial, and the commercial storey is included in the permitted 12-storey base height provisions. The provision of commercial uses at this location is aligned with the Edmonds Community Plan which calls for the continuation of ground-level commercial uses along both sides of Kingsway in medium-density mixed-use building forms.

- 3.4 The applicant has the option to pursue rental or strata housing under the R5 District and has indicated their intention to pursue rental housing. In accordance with the Inclusionary Rental Requirements under the Zoning Bylaw, inclusionary rental requirements do not apply to market rental developments. The applicant is

required to determine the final tenure prior to Preliminary Plan Approval / Development Permit issuance. Should strata tenure be pursued instead of market rental dwelling units, the development will be required to provide non-market inclusionary rental units equivalent to 5% of the total number of units proposed (excluding any market rental units), in line with Council-adopted inclusionary requirements. The registration of a Housing Covenant and Housing Agreement will be required to protect and regulate the affordability and tenure of required non-market inclusionary rental units. A Section 219 Covenant will be required at Final Adoption outlining the requirements for housing tenure and associated inclusionary requirements to be established prior to Preliminary Plan Approval/Development Permit issuance, and Council approval of the Housing Agreement Bylaw, if applicable, will be required before above grade Building Permit Issuance. Any refinements to the ratio of strata and market rental units must ensure unit size adjustments and any other necessary adjustments comply with the then-current Zoning Bylaw.

- 3.5 As the subject site is located within a frequent transit network area, off-street residential parking spaces (other than accessible parking spaces) are not required. A residential parking ratio of 0.54 spaces per unit is voluntarily proposed for the development, including 13 accessible spaces. No dedicated commercial parking spaces are required or proposed. Fifteen spaces will be available on site for residential visitors, which can be shared with visitors to the commercial uses. A more detailed summary of the proposed parking including bicycle parking and end-of-trip facilities is outlined in **Attachment 2**.

The development is not within a transit-oriented development area and is therefore not required to provide any transportation demand management strategies. The proposed parking rate may be varied prior to the issuance of a Preliminary Plan Approval in line with the rates set out in this paragraph or the then-current requirements in the *Burnaby Zoning Bylaw*.

- 3.6 A Servicing Agreement will be required in conjunction with the subject rezoning for required transportation and infrastructure upgrades resulting from the development. A more detailed summary of the required improvements is outlined in **Attachment 3**.
- 3.7 The City is developing a district energy utility (DEU) to serve space heating and domestic hot water needs of buildings in south Burnaby. Based on the development's location within Service Area B2, proposed Comprehensive Development (CD) District zoning and the total floor area (>100,000 sq. ft.), connection to the future DE system is mandatory. A DEU system compatibility review will be conducted prior to building permit issuance.
- 3.8 The provision of public art is a prerequisite of this rezoning. In accordance with the City's Public Art Policy, the applicant may satisfy the public art requirement through one of two options: Option 1 is to provide public art on the subject site, and Option 2 is to provide a cash-in-lieu contribution to public art. A final determination of which option applies will be made prior to Final Adoption of the Rezoning Bylaw,

with all necessary covenants secured to ensure delivery of the artwork or cash in lieu payment.

- 3.9 The required prerequisites to Final Adoption of the Rezoning Bylaw are listed in **Attachment 3**. In part, the prerequisites include the necessary fees, financial security, professional reports, legal and servicing agreements, easements, covenants, and statutory rights-of-way to facilitate the servicing and development of the proposed site.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

As of November 30, 2023, the *Housing Statutes (Residential Development) Amendment Act, 2023* amended Section 464 of the *Local Government Act* to prohibit local governments from holding a Public Hearing for rezoning applications that are all or predominantly (greater than 50%) residential, where the proposed rezoning is consistent with the City's Official Community Plan. As such, a Public Hearing is prohibited from being held for this rezoning application.

Public notice of the Rezoning Bylaw for REZ #25-09 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the City's Public Notice Bylaw and Council policy. City staff will mail a notice to those properties located within a 30 m radius of the subject site. A public notice will also be published on the City's website, distributed as part of the City's online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 - Part 1 of 3: Sketch 1, Sketch 2, Subdivision Plan and Site Plan (Level 1)
- Attachment 1 - Part 2 of 3: Landscape Plans
- Attachment 1 - Part 3 of 3: Elevations
- Attachment 2 - Development Statistics
- Attachment 3 - Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Michael Phillips, Senior Development Planner and reviewed by Mark Norton, Manager Development, Joy Ren, Staff Solicitor, and Jesse Dill, Director Development.