

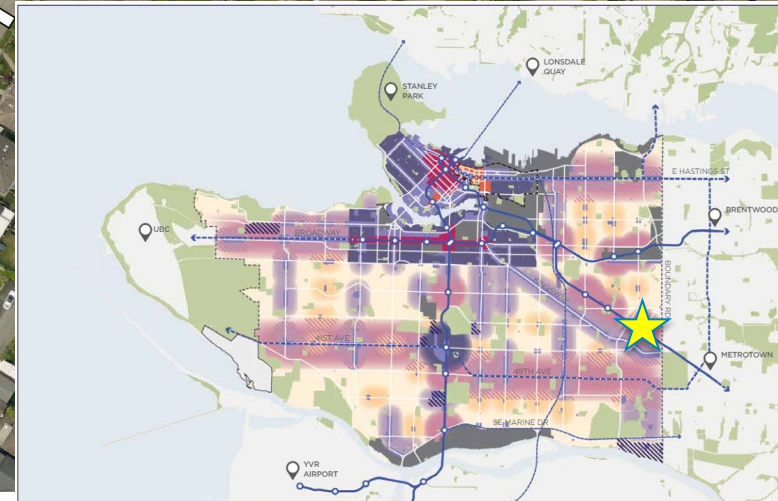
CD-1 Rezoning: 4975-4997 Joyce Street

Public Hearing

June 19, 2025










Existing Site and Context



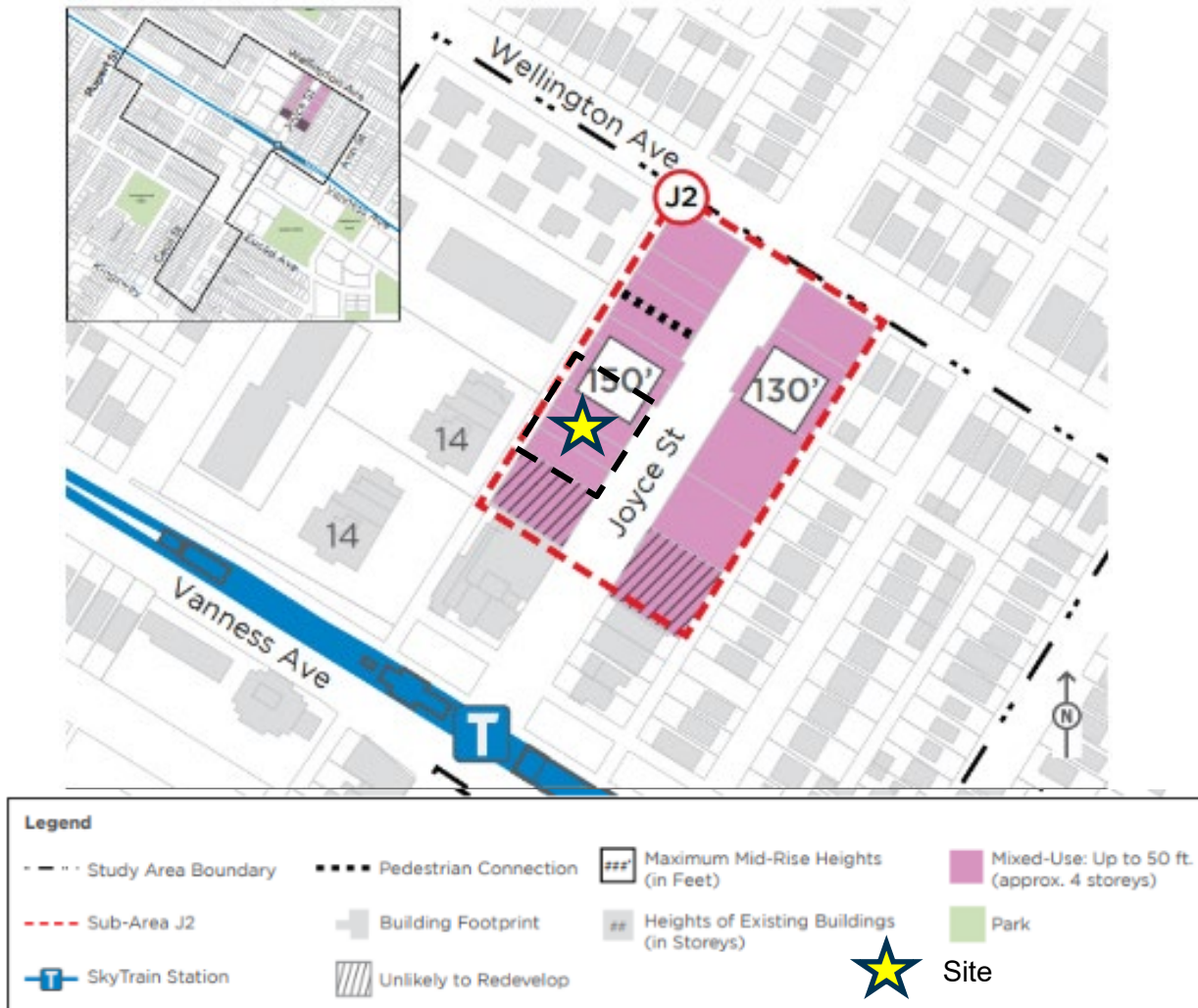
Local Amenities and Services



**CITY OF
BURNABY**

-  Site
-  School
-  Childcare
-  Park
-  SkyTrain
-  Community Centre/ Library
-  Bike Path

Policy Context

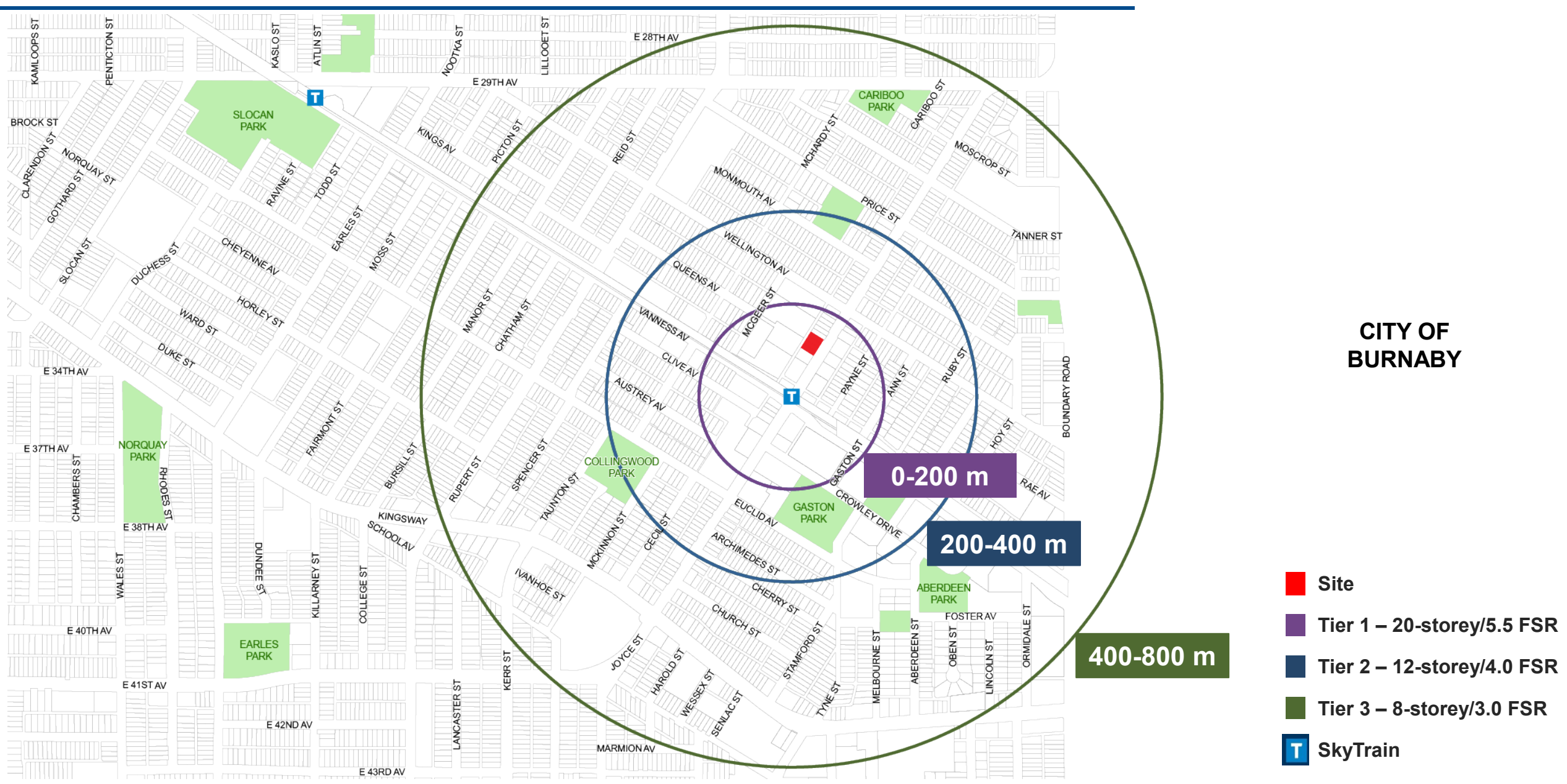


Joyce-Collingwood Precinct Plan

Sub-area J2 – Joyce Street North of the Station

- Mixed-use developments with strata tenure residential
- Height: 45.7 m (150 ft.) or approximately 15-storeys
- Density: 5.0 FSR

Transit-Oriented Area (TOA) Rezoning Policy



Proposal

- Application submitted April 2, 2024
- 38-storey mixed-use building
- Ground floor commercial uses
- 408 rental residential units;
- 10% residential floor area secured as BMR; 15% discount
- Height of 127 m (417 ft.)
- 18.9 FSR
- Underground parking accessed from rear lane



Proposal vs. Applicable Policies

	Proposal	J-C Plan	TOA RZ Policy
Use	Mixed-Use; Rental Residential	Mixed-Use; Strata Residential	Mixed-Use; Rental Residential
Height	38-storeys	15-storeys 150 ft.	20-storeys
Density	18.9 FSR	5.0 FSR	5.5 FSR
CAC/Public Benefit	10% of residential floor area as BMR; 15% discount from City-wide CMHC	Cash towards PBS	20% of residential floor area as BMR; 20% discount from City-wide CMHC

Housing

	Below-market Rent in New Buildings		Market Rent in Newer Buildings	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
Studio	\$1,375	\$55,012	\$1,776	\$71,040
1-bed	\$1,561	\$62,458	\$2,116	\$84,640
2-bed	\$2,180	\$87,210	\$2,839	\$113,560

¹ Starting rents shown are calculated based on a 15% discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025

² Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver.

Public Consultation

**Postcards Mailed
August 21, 2024**

City-hosted - Q&A Period
September 4 to 17, 2024
In-person Info Session
September 4, 2024

Comments of support

- Density and Location
- Housing

Comments of concern

- Amenities and Infrastructure
- Density
- Traffic and Parking
- Family Units

Postcards distributed	4,592
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Questions	5
Comment forms	51
Other input	52
Total	108

Aware: 335

Informed: 133

Engaged: 40

Response to Feedback

Amenities and Infrastructure

- Amenities considered as part of a city-wide infrastructure and amenity review
- Where there are site-specific opportunities, in-kind amenities will be explored in future applications

Height and Density

- Proposal exceeds anticipated height and density in applicable policies
- Staff recognize the delivery of over 400 rental units next to a rapid transit station

Traffic and Parking

- Provisions of the Parking By-law are required to be met at the time of development permit

Family Units

- Staff recommended that the applicant include three-bedroom units
- Applicant indicated that they would not be able to provide three-bedroom units, citing economic challenges in including this unit type in the development.

Public Benefits

- 408 rental units with 10% as below-market rental (approx. 41 units)

	Amount
Development Cost Levies (DCLs)	\$10,028,117
Public Art	\$518,277
Total Value	\$10,546,394

Conclusion

- Proposal exceeds the height and density anticipated in applicable policies
- However, includes delivery of 408 rental units, with a portion at below-market rates within 200 m of rapid transit
- Staff support application subject to conditions in Appendix B

