



PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a public hearing

TUESDAY, 2019 APRIL 30 AT 6:00 PM

in the Council Chamber, City Hall to receive representations in connection with the following proposed amendment to "Burnaby Zoning Bylaw 1965".

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENT

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 10, 2019 - Bylaw No. 14007

1

Rez. #18-09

6438 Byrnepark Drive

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey apartment building with underground parking, as well as a townhouses with surface parking.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing:
 - **Email:** clerks@burnaby.ca
 - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2

Please note all submissions must be received by 3:45 p.m. on 2019 April 30 and contain the writer's name and address which will become a part of the public record.

The Director Planning and Building's report and related information respecting the zoning bylaw amendment is available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaw may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays until 2019 April 30.

**NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

K. O'Connell
CITY CLERK

Arriola, Ginger

From: Jason Mercieca [REDACTED]
Sent: April 27, 2019 3:12 PM
To: Clerks
Subject: referencing 6438 Byrnepark Dr, Rezoning# 18-09

6801 rumble st.

I've lived in burnaby for a majority of my life. Selling the land located by Byrne creek ravine to build "luxury condos" is a complete travesty. It's very sad that people will destroy beautiful wildlife to build homes that a majority of the working population cant afford.

Arriola, Ginger

From: Lemon Bork [REDACTED]
Sent: April 28, 2019 8:20 AM
To: Clerks
Subject: 6438 Byrnpark Dr, Rezoning# 18-09

Hello,

I am writing you today as I am a resident of Burnaby located at 6707 Southpoint Drive and oppose the rezoning and sale of city land at 6438 Byrnpark Dr, Rezoning# 18-09. There is an enormous lack of affordable housing in Burnaby and the solution is not to sell public land to private developers to build more luxury units. With a 1 billion dollar surplus, there is no reason for this development to go forward. Mayor Mike Hurley and Councillors Pietro Calendino, Sav Dhaliwal, Paul McDonell, Joe Keithley, Dan Johnston, Colleen Jordan, Nick Volkow and James Wang, I implore you to stop this sale as a citizen of Burnaby and someone who sees the value in either leaving this beautiful greenbelt as is or using it to help alleviate the housing crisis in our area.

*Thank you
 Karenina Araya*

Arriola, Ginger

From: Lemon Bork [REDACTED]
Sent: April 29, 2019 1:07 PM
To: Clerks
Subject: Re: 6438 Byrnpark Dr, Rezoning# 18-09

Hi there,
 My name is Karenina Araya and my address is 221-6707 Southpoint drive, Burnaby, BC, v3n4v8

Thanks

On Mon., Apr. 29, 2019, 10:32 a.m. Clerks, <Clerks@burnaby.ca> wrote:

Thank you for your feedback regarding Rezoning 18-09. Note that all feedback must include the sender's first and last name and mailing address. Please provide your mailing address no later than 3:45 pm on Tuesday, April 30th.

Thank you.

Office of the City Clerk

City of Burnaby
 4949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | **fax:** (604) 294-7537

Email: clerks@burnaby.ca
www.burnaby.ca

Any information (verbal and written) including personal information such as your name and address, submitted to Council, Committees, or heard and discussed at a public meeting is public information and will become part of the public record. This information may be published on the web unless the author specifically requests confidentiality. Any meetings broadcasted live on television, via the internet or via any other communication medium cannot be edited.



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Thank you for your feedback regarding Rezoning 18-09. Note that all feedback must include the sender's first and last name and mailing address. Please provide your mailing address no later than 3:45 pm on Tuesday, April 30th.

Arriola, Ginger

From: marnie conklin [REDACTED]
Sent: April 28, 2019 10:23 AM
To: Clerks
Subject: Strongly opposed to sale and development of 6438 Byrnepark Drive

This email is to register my strong opposition to the rezoning, sale and development of the forest area at 6438 Byrnepark Drive (rezoning #18-09). I live in this area and greatly appreciate efforts by the City to preserve and maintain the amazing network of pathways and green space in Burnaby. I would be concerned about this development even if I didn't live in this area; it's only because I live in the neighbourhood that I have become aware of it.

The preservation of green space alone should be enough reason to not rezone this area.

However, we are also greatly concerned that the city counsellors are supporting a rezoning and sale that will not even address affordable housing concerns in our city. Who will be able to afford these condos and townhomes? Who will profit from this rezoning?

The decision to rezone this property also goes against fighting climate change. The decisions we make today regarding our green spaces and use of cars are crucially important to all of our futures. Why would a development near skytrain and bus routes possibly be allowed to go beyond 1 car/suite or even allow car-culture to go unchallenged?

We expect more from our city leaders. We are extremely disappointed. Please do not rezone this area. Please look at redeveloping other already developed spaces to increase housing density and affordability.

Thank you for your time,

Marnie Conklin
 7488 Byrnepark Walk

From: Paul McGown [REDACTED]
Sent: April-28-19 5:53 PM
To: Clerks
Subject: Re. 6438 Byrnpark Dr.

What a horrific squandering of city resources. The existing plan is ill conceived.

#1 Don't sell, lease the land under a long term lease (99 yrs?). The city has all the ready cash it needs at this point ; who knows what the future holds?

#2 Target the most under served segment of the housing market that needs attention now. My heart goes out to the people evicted from the metrotown area.

3# The density bonus money that developers were induced to pay was earmarked for "amenities" (few of which I've seen) ought to be targeted to the relief of the "economically cleansed" who are now or will soon be evicted.

Arriola, Ginger

From: Paul McGown [REDACTED]
Sent: April 29, 2019 10:38 AM
To: Clerks
Subject: Re: Re. 6438 Byrnpark Dr.

My name is Paul McGown and I live at #18 - 5585 Patterson Avenue, V5H 2M6.

On 2019-04-29 10:32 a.m., Clerks wrote:

Thank you for your feedback regarding Rezoning 18-09. Note that all feedback must include the sender's first and last name and mailing address. Please provide this information no later than 3:45 pm on Tuesday, April 30th.

Thank you.

City of Burnaby

Office of the City Clerk
 4949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | **fax:** (604) 294-7537

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Arriola, Ginger

From: mike.bain [REDACTED]
Sent: April 29, 2019 1:32 AM
To: Clerks
Subject: Byrne Creek Rvine Park

Mayor and Council City of Burnaby,BC

I'm writing to you in regards to Bryne Creek Ravine Park.
 Ref. 6438 Byrne Park Drive
 Rezoning#18-09

As a resident of 8411-13th Ave Burnaby, I am totally against destroying a forested habitat that will have a major impact on all species of wildlife, song birds, owls, eagles, bees, raccoons, spiders, skunks, bats, etc. This will also have a major impact on our greenhouse gases we speak about daily and we are losing this important forest which could be left for our bird and wildlife which is having a impact which we are destroying rapidly. There is no funding that what will bring the loss of this important habitat and wildlife back!!

Developers do not have any consideration for these concerns in our city only the money it will put into their pocket books.

Please save and preserve this forested area for the future and do something to help change our fast declining habitat and wildlife as well it will benefit "Greenhouse Gases" which is a huge world issue!

For your "concideration".

Mitchell and Kathy Bain
 8411-13th Ave,
 Burnaby BC
 V3N-2H1

Sent from Samsung tablet

Arriola, Ginger

From: clm65 [REDACTED]
Sent: April 29, 2019 11:43 AM
To: Clerks
Subject: Against Rezoning 6438 Byrnpark Dr, Rezoning# 18-09

To Mayor Mike Hurley, and Councillors *Councillors Pietro Calendino, Sav Dhaliwal, Paul McDonell, Joe Keithley, Dan Johnston, Colleen Jordan, Nick Volkow and James Wang,*

I am against the proposed rezoning of 6438 Byrnpark Dr, Rezoning# 18-09, and any subsequent developments that continue to build luxury townhouses and condos that don't include the needs of the residents of Burnaby.

The average median income in Burnaby based upon the 2016 census is \$64, 737, so who are you building these properties for? Most of the Burnaby's residents can not afford them, and the fact that there is a housing crisis within Metro Vancouver then this is a no go for me and for many people who live in Burnaby.

I support Councillor Joe Keithley and his proposal to "to see if some accommodation can be made with the developer to include some non-market housing." The fact that this council did not second this motion is very telling, especially since the elected Mayor Mike Hurley ran on doing something about the housing crisis within Burnaby.

Here is a link for that shows the housing crisis and how much income is needed for the average buyer within Metro Vancouver, and most people can not afford these high prices. The link from CTV news report with diagrams is here: <https://bc.ctvnews.ca/what-you-need-to-earn-to-afford-a-house-or-condo-in-metro-vancouver-1.4091151>

I will continue to support affordable housing for all of Burnaby's residents, and hope that the council and mayor will do so too. Too much time has passed, too much damage has been done, and it is now time to right the wrongs of the past mayor and council, especially with the council stopping support of luxury condos and townhouses over the needs of Burnaby's citizens.

Sincerely,

Clint Moffatt from 205-6635 McKay Ave, Burnaby, BC, V5H 2X3 a long time Burnaby resident.

Arriola, Ginger

From: Louise Hazemi [REDACTED]
Sent: April 29, 2019 4:44 PM
To: Clerks
Subject: Rezoning 6438 Byrne park Drive - #18-09

Dear Mayor and councillors,

I am writing about the public hearing scheduled for Tuesday pertaining to the zoning of 6438 Byrnpark Drive in Burnaby. It is my understanding that this is currently city owned land and the proposal is to sell it to a company for another condo building that will not help Burnaby citizens and our lack of rental or low income housing.

We are already seeing the monstrosities that are currently being built at Lougheed and Brentwood that have little rental, coop or affordable units for the families of Burnaby and I do not want any other zoning or land sold for another building that does not address the problem of housing in Burnaby. This Byrnpark Drive project is city land being sold off so I would like better value for the property.

The Transit Oriented Affordable Housing Study has just come out and I also believe that Mayor has created a task force on housing. The first study recommends:

- acquiring and deploying land for affordable housing and this parcel of land we currently own
- using rezoning to increase affordable rental housing supply and this parcel of land does not do this
- zoning for residential tenure and this project does not do this
- inclusionary affordable housing requirements with a clear definition of affordability and this project does not do this either.

At the very least wait until the Mayor's task force has completed their results before throwing this piece of property away to developers who are giving nothing back to the community.

Demand for affordable rental housing is not being met by a factor of 6000 units across the lower mainland per year(TAOHS). Byrnpark Drive is close to transit which makes it a perfect place to create affordable rental housing. In this project you have the zoning authority to either make this land for affordable housing or require this new residential project to include a portion of affordable units. You can also waive the DCC's to retain rental units or limit the parking for further gains- there are lots of possibilities that would help the citizens of Burnaby.

My last point is that this is an interesting piece of land in Burnaby. It is right across the street from a park. If this project does not help Burnaby residents with affordable housing maybe it should become an extension of that park to help Burnaby residents enjoy the outdoors as they are not benefitting from the current proposal for #18-09.

Please start to look at every land and rezoning proposal through the lens of housing affordability. Please stop the 6438 Byrnpark Drive rezoning from going through without some major changes that benefit the citizens of Burnaby who own the land.

Thanks in advance for your time,

Louise Hazemi
4144 Cambridge street
Burnaby BC

Arriola, Ginger

From: C REID [REDACTED]
Sent: April 29, 2019 10:10 PM
To: Clerks
Subject: Rezoning # 18-09

Dear Mayor and Council,

We are writing to express our opposition to the rezoning/sale of public second-growth forest land across from Byrne Creek Ravine Park just south of Edmonds Skytrain Station at 6438 Byrnpark Dr (Rezoning# 18-09).

There are many things about Polygon's proposal to build a 4-storey condo building plus townhouses with a total of 102 luxury strata units that are very troubling:

1. When municipal land is sold there should be significant public benefit. At a time like now, when a huge number of Burnaby residents can neither afford to buy or rent and many have been demovicted, non-market units that are affordable for purchase/rent are what would provide public benefit. Towards this end, Burnaby should work with the Community land trust or a non-profit housing group to keep this land under city ownership.
2. Finalizing the zoning and sale of this land when the housing task force hasn't completed its process puts the task force's purpose into question. So far, they've received considerable feedback recommending the use of public land for affordable housing not luxury condos and townhouses.
3. There will be 194 vehicle parking spots for a site a 10-15-minute walk from Edmonds Skytrain/Bus Loop and serviced by the frequently running 100 bus line. Providing almost 2 parking spaces for every unit is unconscionable considering global warming.

For these reasons we ask that the proposed rezoning/sale of this piece of land not be approved.

Sincerely,

Debbie and Craig Reid
 420 N Boundary Rd,
 Burnaby, BC
 V5K 3T1
 [REDACTED]

Arriola, Ginger

From: Rick McGowan [REDACTED]
Sent: April 29, 2019 10:59 PM
To: Clerks
Subject: Rez. #18-09

. I am opposed to the rezoning and completion of sale of the city-owned property at 6438 Byrnespark Drive. I am opposed for environmental and economic reasons.

Over the last few decades, we have seen a growing gap between the rich and poor in Burnaby. The need for affordable housing has never been more urgent. With the population expected to grow and the failure of the free market to provide affordable housing, it is incumbent on the city to keep the public lands for future affordable housing initiatives.

It is of interest to note that Byrne Creek Streamkeepers documented **major fish kills** due to toxins flowing into storm drains in 2006, 2007, March 2010 and Nov. 2010. Hundreds to thousands of fish died in each incident. Spawner returns have begun to increase since 2011 thanks to the work of the Streamkeepers and the cessation of construction on the South Slope. While the creek shows resilience, the continued survival of fish in the stressed creek is not a certainty.

No doubt, the upstream tower and condo developments in the Edmonds area already in the approval pipeline are raising concerns with the Streamkeepers. With high rise developments being proposed, approved and constructed at breakneck speed in Burnaby's town centers and Metrotown, one wonders why the City is hellbent on selling its natural asset on the condition that the buyer develop it into condos unaffordable for most working families.

Today, few laws or regulations govern the urban forest at the provincial or national level. That leaves **the responsibility to protect them at the local government level**. With the undue level of influence of developer donations to our local politicians, and the insatiable appetite for new lands to exploit, it is left to residents to protect these forests and ensure decisions are made in the best interests of the community.

As land becomes more scarce and more expensive (the Site appreciated 34.3 percent in one year, from \$19,633,000 on July 1st, 2015 to \$26,372,000 on July 1st, 2016) selling off our most valuable asset seems shortsighted.

Please reject this application and sale of the property, so it can be utilized in the future for the greater benefit of the community..

Rick McGowan
 239-4155 Sardis Street
 Burnaby BC

Arriola, Ginger

From: joelgibbs [REDACTED]
Sent: April 30, 2019 3:02 PM
To: Clerks
Subject: Rez. #18-09 6438 Byrnegpark Drive

Hi,

I would like to express my opposition to the re-zoning and sale of city land at 6438 Byrnegpark Drive.

At its' heart, this proposal is in complete denial of what I would argue are the two most pressing crises facing Burnaby: our affordable housing crisis, and our climate crisis.

This is public land, yet, the city is trying to sell it for ZERO public benefit. As we saw last night, Burnaby has no need of the money from the sale, but yet they are selling the land for a developer to profit from un-needed, unaffordable strata units. This is a wilful disregard for our affordable housing crisis. We desperately need rental housing, we desperately co-op housing, and we desperately need affordable housing, but all we are getting is the only thing that is already in plentiful supply: unaffordable luxury condos.

Why is the city selling this land, and seemingly not even trying to mitigate our affordable housing crisis? From an outside perspective, it seems that the city does not care about our affordable housing crisis, and with this sale, is taking one more step to give developers massive profits from public land with ZERO public benefit.

Additionally, the work from the Mayor's Task Force on Housing is currently on-going, but one significant idea from the initial public consultation was using city land for affordable housing. By re-zoning this property and finalizing this sale, the city is short-circuiting its' own processes via the Task Force and limiting the scope of options for recommendations from the Task Force, as this land, once sold, will not be available for affordable housing again. In fact, by selling this land, the city is willfully choosing to permanently take away any chance of affordable housing on this land.

This land is currently part of a forest, acting as a carbon sink in the midst of our climate crisis. In fact, one significant piece of Vancouver's recently passed actions on climate emergency is dramatic regional re-forestation by 2030 to remove significant amounts of GHG, yet here we are in Burnaby, proposing that we should destroy a forest so a private developer can reap significant profit with zero public benefit.

Additionally, besides tearing down a forest, this proposal plans to specifically encourage more GHG emissions from one of the largest emitters in our region: private vehicles. With the proposal for 194 vehicle storage spaces for 102 units, the infrastructure is built to explicitly encourage vastly more private auto trips, even though it is on a very frequent bus line (#100), only a 10-15 minute walk from Edmonds Skytrain Station, and next to an Urban Trail. Instead of acting with the due urgency to mitigate the climate crisis, with this proposal, Burnaby seems to be willfully engaging in increasing our GHG emissions even more.

In summary, this proposal is to:

- 1. Sell public land for developer profit from luxury condos in the middle of an affordable housing crisis while providing zero public benefit.**
- 2. Destroying a forest acting as a carbon sink while we are in the middle of a climate crisis, and also encouraging increased pollution and GHG emissions.**

I completely oppose this proposal as stands, and recommend it be denied, as is council's prerogative.

Longer term, I would like to see a healthy and vibrant discussion, possibly including some of the following ideas, around how to balance the realities of our climate crisis and affordable housing crisis:

1. Working to create an enjoyable and bio-diverse forest, possibly similar to what Vancouver has done with Everett Crowley Park on the former Kerr Rd Dump site.
2. Partner with organizations like the Community Land Trust, Progressive Housing Society, BC Non-profit Housing Association, or others to build build and maintain affordable housing long-term.

Joel Gibbs
7777 12th Ave

Arriola, Ginger

From: Carrie McLaren [REDACTED]
Sent: April 30, 2019 3:20 PM
To: Clerks
Subject: 6438 Byrnpark Dr, Rezoning# 18-09,

Dear City of Burnaby,

The city should get more out of this deal than just money and some condos. If they want to develop the land and not turn it into a park, at the very least they should approve Rentals or affordable (under 30% gross annual income) rentals which the city is sorely lacking.

Also parking spots - turn some into bike parking & Electric charging spots. Each unit does not need a parking spot, it's so close to transit! Encourage alternatives to driving.

Thank you,
Carrie McLaren
4-3850 Dominion St.
Burnaby BC

Sent from my iPhone



Item
Meeting 2019 March 25

COUNCIL REPORT

TO: CITY MANAGER 2019 March 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-09**
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 3

ADDRESS: 6438 Byrnespark Drive (*attached* Sketches #1 and #2)

LEGAL: Lot 8 District Lot 155a Group 1 New Westminster District Plan LMP30202

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

TO: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)

APPLICANT: Polygon Development 341 Ltd.
 900 – 1333 West Broadway
 Vancouver, BC V6H 4C2
 Attn: Lorne Wolinsky

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 April 30

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 April 08 and to a Public Hearing on 2019 April 30 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

To: City Manager
 From: Director Planning and Building
 Re: Rez # 18-09 6438 Byrnepark Drive
 2019 March 20 Page 2

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The dedication of any rights-of-way deemed requisite.
- e) The completion of the sale of City property.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies;
 - a Section 219 Covenant ensuring that all disabled parking remain as common property;
 - a Section 219 Covenant preventing age restrictions;
 - a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;
 - a Section 219 Covenant protecting the streamside protection and enhancement areas (SPEA); and,
 - a statutory right-of-way for pedestrian access across the site.
- i) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- j) Compliance with the Council-adopted sound criteria.
- k) The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- l) Installation of protective chain link fencing along the property line adjacent to Byrne Woods Park.

To: City Manager
 From: Director Planning and Building
 Re: Rez # 18-09 6438 Byrnespark Drive
 2019 March 20 Page 3

- m) The submission of a Green Building Strategy.
- n) The completion of an environmental assessment.
- o) Compliance with the Council-adopted sound criteria.
- p) Compliance with the guidelines for surface and underground parking for residential visitors.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) The deposit of the applicable per unit Edmonds Town Centre South Grade-separated Crossing Cost Charge.
- u) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- v) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey apartment building with underground parking, as well as townhousing with surface parking.

2.0 POLICY FRAMEWORK

The proposed approach aligns with the following goals and sub-goals of the Corporate Strategic Plan:

To: City Manager
 From: Director Planning and Building
 Re: Rez # 18-09 6438 Byrnepark Drive
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- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 BACKGROUND

- 3.1 The subject property is located at the northeast corner of Southridge Drive and Byrnepark Drive and currently vacant and treed. To the northwest is a vacant and treed City-owned site identified for future ground oriented multiple family development. To the east and northeast are Taylor Park and Byrne Woods Park. To the west, across Byrnepark Drive, is the Byrne Creek Ravine Park. To the south, across Southridge Drive, are a number of single-family lots identified for future consolidation and redevelopment for ground-oriented multiple family development.
- 3.2 The subject site is located within Sub-Area 3 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines (see Sketch #2 *attached*).
- 3.3 In 1996, a number of vacant City properties were consolidated into seven development sites with the intent to offer the development sites for sale by Public Tender over time. In addition, the Byrne Woods Park's site was created. In order to provide development guidelines, Council approved a master rezoning for the sites (Rezoning Reference #96-14), with a designation for Comprehensive Development utilizing the RM2 District and the Edmonds Town Centre Plan as guidelines. Primary servicing for the sites was provided under the City-initiated Subdivision Reference #71-95.

Since Council's granting of Final Adoption of Rezoning Reference #96-14 on 1996 October 07, four of the seven development sites have been tendered, rezoned and developed. The resultant development sites include: 7488 Southwynde Avenue (Ledgestone I, Rezoning Reference #02-08, constructed in 2003) and 7428 Southwynde Avenue (Ledgestone II, Rezoning Reference #03-64, constructed in 2005). Two further development sites were purchased and consolidated into 7418 Byrne Park Walk (Adera

To: City Manager
 From: Director Planning and Building
 Re: Rez # 18-09 6438 Byrnepark Drive
 2019 March 20 Page 5

Green, Rezoning Reference #07-06, first phase constructed in 2009, second phase constructed in 2010).

The three remaining development sites at 6438 and 6488 Byrnepark Drive, and 7388 Southwynde Avenue remain under City ownership. The development sites range in size from 0.476 to 1.48 hectares (1.18 to 3.66 acres) and are heavily wooded.

- 3.4 The subject property was made available for sale by public tender in late 2017 and the applicant was the successful bidder. The sale of the property is subject to achieving Final Adoption of the subject rezoning
- 3.5 Council, on 2018 April 09, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a four-storey apartment building, oriented towards the intersection of Byrnepark Drive and Southridge Drive, which accommodates 58 units with full underground parking, as well as 43 townhouse units with slab on grade parking.
- 4.2 Overall, the proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. The proposed architectural form utilizes a West-Coast Contemporary aesthetic which compliments the site's wooded location. To complement the built form, a progressive landscape treatment is proposed with a centralized outdoor amenity area.
- 4.3 As indicated in the initial report, the applicant has been required to submit an environmental assessment of the site completed by a Qualified Environmental Professional. This assessment uncovered a small anthropogenic ephemeral creek which originates on the adjacent parcel at 6488 Byrnepark and bisects the subject development site. The applicant was required to apply to the City's Environmental Review Committee (ERC). At its 2018 September 26 meeting, the ERC accepted the applicant's proposal to relocate a portion of the creek along the northern and western property lines as well as the creation of a 20 metre protected riparian area. The resultant area is proposed to be placed under a Section 219 Covenant to ensure its continued maintenance. In addition, an extensive stormwater management plan is proposed which will create additional riparian habitat within raingardens and a bioswale along the Southridge Drive frontage of the site.

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- 4.4 As mentioned above, the development has a combination of underground and at-grade parking. The development requires 170 parking spaces of which 106 have been provided underground. As such, the maximum floor area for the development is 0.82 FAR. It is noted that, in accordance with Council Policy, 100% of the provided parking will be prewired for electrical vehicle charging infrastructure.
- 4.5 A road dedication of 2.0 metres along Byrnespark Drive is required.
- 4.6 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including but not necessarily be limited to:
- the construction of back of curb works on Byrnespark Drive with separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas;
 - the construction of back of curb works on Southpoint Drive including an urban trail, and street trees; and,
 - the reconstruction of the on-site urban trail connection.
- 4.7 The existing on-site urban trail which connects Southridge Drive to Southpoint Drive will be reconstructed in its existing alignment and placed under a statutory-right-of-way.
- 4.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant restricting ensuring that all disabled parking remain as common property;
 - Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;
 - Section 219 Covenant protecting the streamside protection and enhancement areas (SPEA); and,
 - Section 219 Covenant preventing age restrictions.
- 4.9 A green building strategy will be required. Proposed green building features include but are not necessarily limited to:
- integrated rainwater management program that will consist of absorbent landscapes, infiltration swales, rain gardens, pervious paving, detention tanks and rain water leader capture;
 - step 2 of Building Code;
 - ASHRAE 90.1 compliant; and,
 - highly efficient heating system with limited carbon footprint.
- 4.10 The sale of this City-owned property will be completed at Final Adoption.

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- 4.11 The site will be mostly excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site. A selection of older higher value trees have been identified for retention. Four trees within Byrne Woods Park have been identified for removal and replacement due to their poor health and proximity to the property line. The developer will be required to install protective chain link fencing along the property line adjacent to Byrne Woods Park during construction to ensure all other trees within Byrne Woods Park will be protected during construction.
- 4.12 The subject development has provided 12 of the 58 single level units in the development as adaptable. As all of the adaptable units are 2 bedroom units the corresponding FAR exemption of 33.45 square metres (360 square feet).
- 4.13 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.14 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.15 Due to the proximity of the subject site to Southridge Drive, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.16 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.17 As mentioned above, a progressive stormwater management plan is proposed which includes the capture of roof runoff and its diversion to a bio-swale along the Southridge Drive frontage. The suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.18 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge
 - b) GVS & DD Sewerage Charge
 - c) School Site Acquisition
 - d) Edmonds Town Centre South Grade - Separated Crossing Cost Charge

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5.0 DEVELOPMENT PROPOSAL

5.1	<u>Gross Site Area</u>	-	1.48 hectares (3.66 acres)
	Dedications	-	134.5 m ² (1,448 sq.ft.)
	Net Site Area (subject to detailed survey)	-	1.46 hectares (3.61 acres)
5.2	<u>Density:</u>		
	FAR Permitted and Provided	-	0.82 FAR
	Gross Floor Area (GFA)	-	12,223.3 m ² (131,570.5 sq.ft.)
	Accessible Unit Exemption	-	33.45 m ² (360 sq.ft.)
	Net Floor Area	-	12,189.84 m ² (131,210 sq.ft.)
	<u>Site Coverage:</u>	-	29 %
5.3	<u>Height:</u>	-	4 Storeys
5.4	<u>Unit Mix:</u>		
	<u>Apartment Building</u>		
	7 – 1 Bedroom and den units	-	66.7 - 67.82 m ² (718 - 730 sq.ft)
	39 – 2 Bedroom units	-	81.1 - 92.2 m ² (873 - 992sq.ft.)
	<u>12 – Adaptable 2 bedroom units</u>	-	81.1 m ² (873 sq.ft.)
	58 Total Apartment units		
	<u>Townhouses</u>		
	44 – 3 bedroom units	-	150.0 – 165.8 m ² (1,593 - 1,785 sq.ft.)
	102 Total Units		
5.5	<u>Parking Required:</u>	-	170 total spaces
	Required 44 units @ 1.75 spaces per unit	-	77 spaces
	Required 58 units @ 1.6 spaces per unit	-	93 spaces
	<u>Parking Provided:</u>	-	194 spaces (including 26 visitor spaces and 1 car wash stall)
	Bicycle Parking Required @ 1 per unit and 0.2 spaces for visitors	-	123 spaces (including 22 visitor spaces)
	Bicycle Parking Provided	-	224 spaces (including 22 visitor spaces in racks)

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5.6 Communal Facilities (*Excluded from FAR Calculations*)

Primary communal facilities for residents include the amenity lobby and a lounge/party room. The amenity area amounts to 186.2 m² (2,002 sq. ft.), which is less than the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, water features, rain gardens, and landscape elements located throughout the site.



Lou Pelletier, Director
 PLANNING AND BUILDING

DR:rh

Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2018\18-09 6438 Byrnepark Drive\Council Reports\Rezoning Reference 18-09 PH Report 20190325.doc



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

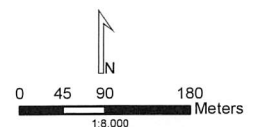
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composit

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Printed on March 5, 2019

Sketch #2