



PUBLIC HEARING

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

TUESDAY, 2019 JULY 30 AT 6:00 PM

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

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 20, 2019 - Bylaw No. 14039

1

Rez. #11-46

3555 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District)

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District, and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "3555 Gilmore Way, Burnaby B.C." prepared by Gustavson Wylie Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a new three-storey research-oriented office building on the subject site.

- 2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 21, 2019 - Bylaw No. 14040

9

Rez. #15-41

3810 Pender Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled “3810 Pender Street, Burnaby BC” prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-unit multiple-family residential development.

3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 22, 2019 - Bylaw No. 14041

16

Rez. #15-50

3980 Pender Street

From: RM6 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled “3980 Pender Street, Burnaby BC” prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-unit multiple-family residential development.

4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 23, 2019 - Bylaw No. 14042

23

Rez. #18-50

7898-18th Avenue

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

To: Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District, and Sixth Street Community Plan as guidelines and in accordance with the development plan entitled “Affordable Rental Housing” prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (25 unit) non-market housing development with underground parking.

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 24, 2019 - Bylaw No. 14043

31

Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to accessible 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
 - **Fax:** (604) 294-7537

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

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

Copies of the proposed bylaws 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 July 30.

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

K. O'Connell
CITY CLERK



Item
Meeting2019 June 24

COUNCIL REPORT

TO: CITY MANAGER 2019 June 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #11-46
Research-Oriented Office Building
Discovery Place Community Plan

ADDRESS: 3555 Gilmore Way (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DL 71, Group 1, NWD Plan LMP24640

FROM: CD Comprehensive Development District (based on M8 Advanced Technology Research District)

TO: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District, and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "3555 Gilmore Way, Burnaby B.C." prepared by Gustavson Wylie Architects Inc.)

APPLICANT: Gustavson Wylie Architects Inc.
4th Floor – 576 Seymour Street
Vancouver, BC V6B 3K1
Attn: David Cheung

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 July 08, and to a Public Hearing on 2019 July 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 any 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 Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #11-46
 Research-Oriented Office Building

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- 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 granting of any necessary statutory rights-of-way, easements and covenants, including but not limited to, a Section 219 Covenant to guarantee the provision, and continuing operation of stormwater management facilities.
- e. The review of a detailed Sediment Control System by the Director Engineering.
- f. 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 and deposit of sufficient monies to guarantee its provision and continuing operation.
- g. Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan.
- h. The approval of the Ministry of Transportation to the rezoning application.
- i. The undergrounding of existing overhead wiring abutting the site.
- j. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- k. The deposit of the applicable Regional Transportation Development Cost Charge.
- l. The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a new three-storey research-oriented office building on the subject site.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

- Enhance City workforce diversity - Support a diversified City workforce by identifying barriers and implementing proactive strategies.

To: City Manager
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 Research-Oriented Office Building
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A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 BACKGROUND

3.1 The subject site is located on the west side of Gilmore Way, south of Canada Way (see *attached* Sketch #1). The site is generally rectangular in shape with an area of 13,216.0 m² (142,255 sq.ft.) and is located in the Discovery Place Community Plan Area (see Sketch #2 *attached*).

3.2 The northern portion of the site was initially rezoned under Rezoning Reference #16/89, approved by Council on 1989 June 26, utilizing the M5 Light Industrial District guidelines to accommodate a two-storey research-oriented office building which was completed in 1990. The site was then enlarged to its present size through Rezoning Reference #27/94, approved by Council on 1995 August 14, which sought permission for construction of a surface parking lot and identified the location of a future building expansion to the south of the original building.

On 1996 September 23, Final Adoption was given to Rezoning Reference #66/94 which rezoned the subject site, among others in Discovery Place, to the M8 Advanced Technology District.

On 1998 May 26, Final Adoption was given to Rezoning Reference #64/97 to permit a three-storey addition with underground parking to the west of the existing building.

3.3 The northern portion of the site is developed with an existing two-storey building fronting Gilmore Way and a three-storey building to the immediate west with underground parking, which are connected by an enclosed atrium. A small surface parking lot is located on the southeast portion of the site, and the trees along the west and southwest edge are protected by a Section 219 Covenant. Developments in line with the M8 and M8a Advanced Technology Research Districts are located to the north, south, and east across Gilmore Way. A single and two-family neighbourhood is located to the west across a lane. A public multi-use pathway abutting the site is located on the adjacent property to the south.

3.4 On 2012 October 01, Council gave Second Reading to the subject rezoning application to permit a new three-storey research-oriented office building on the portion of the subject site identified for future expansion. Subsequent readings of the rezoning bylaw amendment were not pursued by the applicant. The applicant has now requested that this Department advance the subject application, with the plan of development as originally presented at Public Hearing for further bylaw readings.

3.5 On 2011 May 09, Council adopted guidelines for the reactivation of incomplete rezoning amendment bylaws that have been inactive for a period of four years or greater since having received Second Reading. The guidelines require that Staff review the proposed plan of development to ensure it continues to be appropriate and consistent with Council-adopted

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 Research-Oriented Office Building

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policies and development objectives. As noted, the subject application received Second Reading in 2012. In line with that policy, Staff recommend submitting the development proposal to a new Public Hearing for Council's re-consideration.

- 3.6 Staff have conducted a review of the development proposal and note that it continues to meet the guidelines of the Discovery Place Community Plan, Council-adopted policies, and the proposed building remains contemporary in its design. As such, the development proposal is considered suitable for advancement to a new Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The site is to be developed in accordance with the M8 Advanced Technology Research District and Discovery Place Community Plan guidelines. The maximum density for the site is a Floor Area Ratio of 1.0 (13,216 m² / 142,255 sq.ft), the maximum site coverage is 40% for building area, and 50% for combined building and paved areas; and, the minimum underground parking ratio is 50% with no parking permitted in the front yard. The maximum building height for the site is four storeys. The proposed building is intended to accommodate Delta-Q Technologies, a company involved in the research and manufacturing of battery chargers for electric vehicles. Delta-Q Technologies is currently located at 3755 Willingdon Avenue and is seeking to relocate its manufacturing and head office to the subject site.
- 4.2 The development proposal which meets the Discovery Place Community Plan guidelines, is for a new research-oriented office building on the subject site. The existing surface parking lot on the southeast portion of the site is proposed to be developed with a new three-storey research-oriented office building of 4,419 m² (47,566 sq.ft.) and one level of underground parking. The height of the proposed building is 15 m (49.2 ft.). Taking into account both the existing and the proposed development on the site, the total gross floor area would be 10,862.1 m² (116,919 sq.ft.), which is in line with the permitted density. The underground parking area of the new office building would be connected to the underground parking area of the existing three-storey office building. The proposed building is of a very high architectural quality, and all buildings on the subject site will be integrated architecturally to ensure consistency. Vehicular access will continue to be from the existing driveway on Gilmore Way. End of trip facilities and secure bicycle storage have also been provided for in the development plans.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- removal of the abandoned storm main crossing the site;
 - improvement of the abutting urban trail on Gilmore Way to the standard 4.0 m width;
 - replacement of the existing driveway letdown and installation of new bollards within the urban trail; and,
 - replacement of the existing bus shelter and pad on Gilmore Way.

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 Research-Oriented Office Building

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- 4.4 A road widening dedication of 1.2 m on the subject site's north end tapering to nil along the Gilmore Way frontage for urban trail purposes will be required.
- 4.5 Any necessary easements, 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant to ensure the provision, and continuing operation of stormwater management facilities.
- 4.6 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.7 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.8 A suitable on-site stormwater management system and a 219 Covenant to ensure its installation and maintenance will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.10 The developer is responsible for undergrounding the overhead wiring abutting the site within the lane.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The approval of the Ministry of Transportation to the rezoning application is required.
- 4.13 A Comprehensive Sign Plan is required.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area:

Gross Site Area	-	13,255 m ² (142,675 sq.ft.)
Road Dedication Area	-	<u>39 m² (420 sq.ft.)</u>
Net Site	-	13,216 m ² (142,255 sq.ft.)

5.2 Density:

Floor Area Ratio	-	0.82 F.A.R.
Gross Floor Area		
Existing	-	6,443.1 m ² (69,353 sq.ft.)
Proposed Additional	-	<u>4,419.0 m² (47,566 sq.ft.)</u>
Total	-	10,862.1 m ² (116,919 sq.ft.)

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 Research-Oriented Office Building
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5.3 Site :

Buildings	-	32 %
Buildings and Paved Areas	-	49.5 %

5.4 Building Height: - Three storeys, 15 m (49.2 ft.)

5.5 Vehicle Parking:

Required spaces for 10,862.1 m ² @ 1/46 m ²	-	236 spaces
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Total Parking Provided	-	367 Spaces
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5.6 Loading Required and Provided: - 3 loading bays

5.7 Bicycle Parking and End of Trip Facilities:

Required	-	24 stalls (10% of 236 required automobile stalls)
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Provided	-	80 employee and visitor stalls (74 stalls indoor secured, and a 6 stalls outdoor rack)
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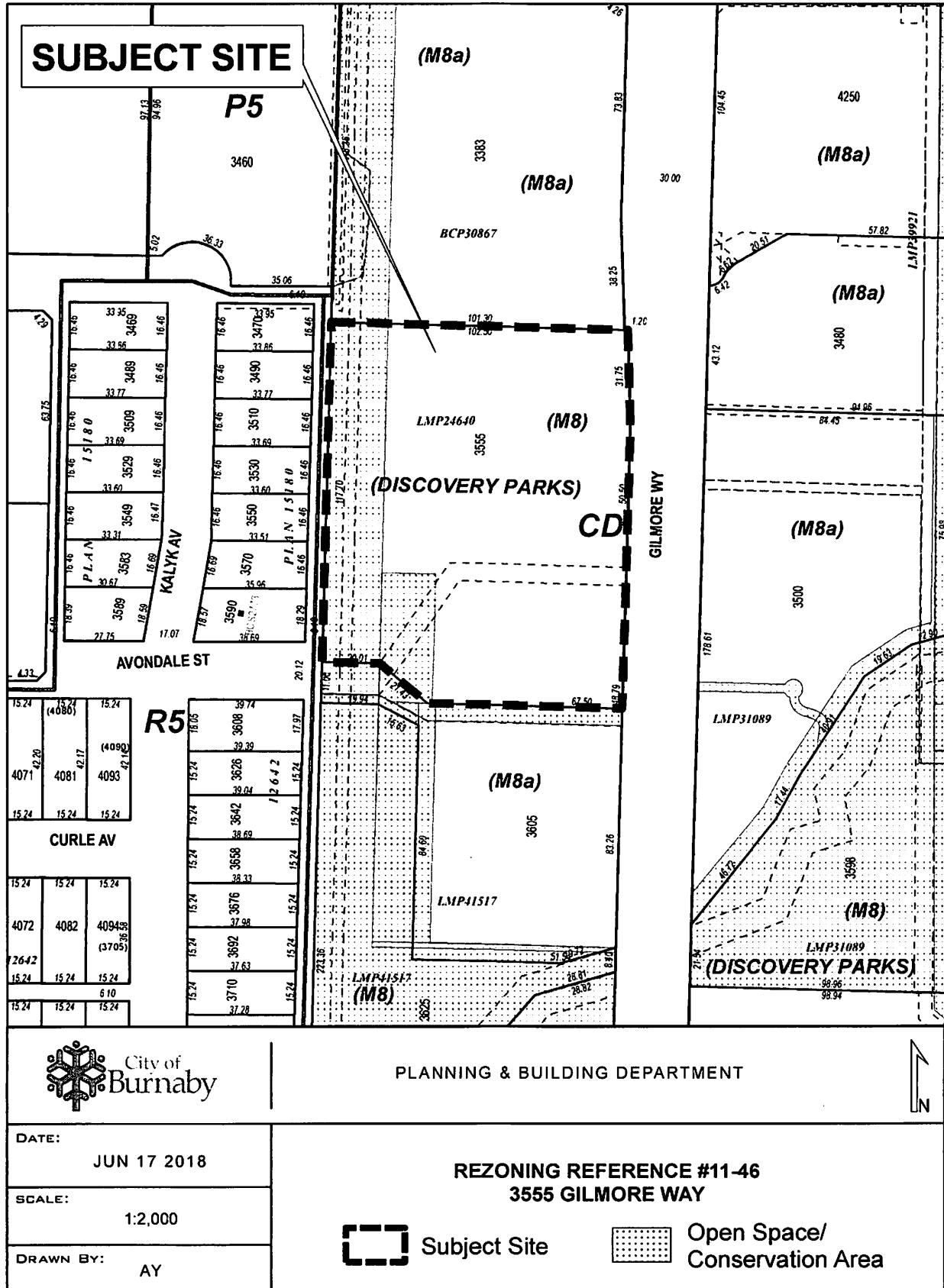
	-	Other facilities include showers, water closets, wash basins and clothing lockers
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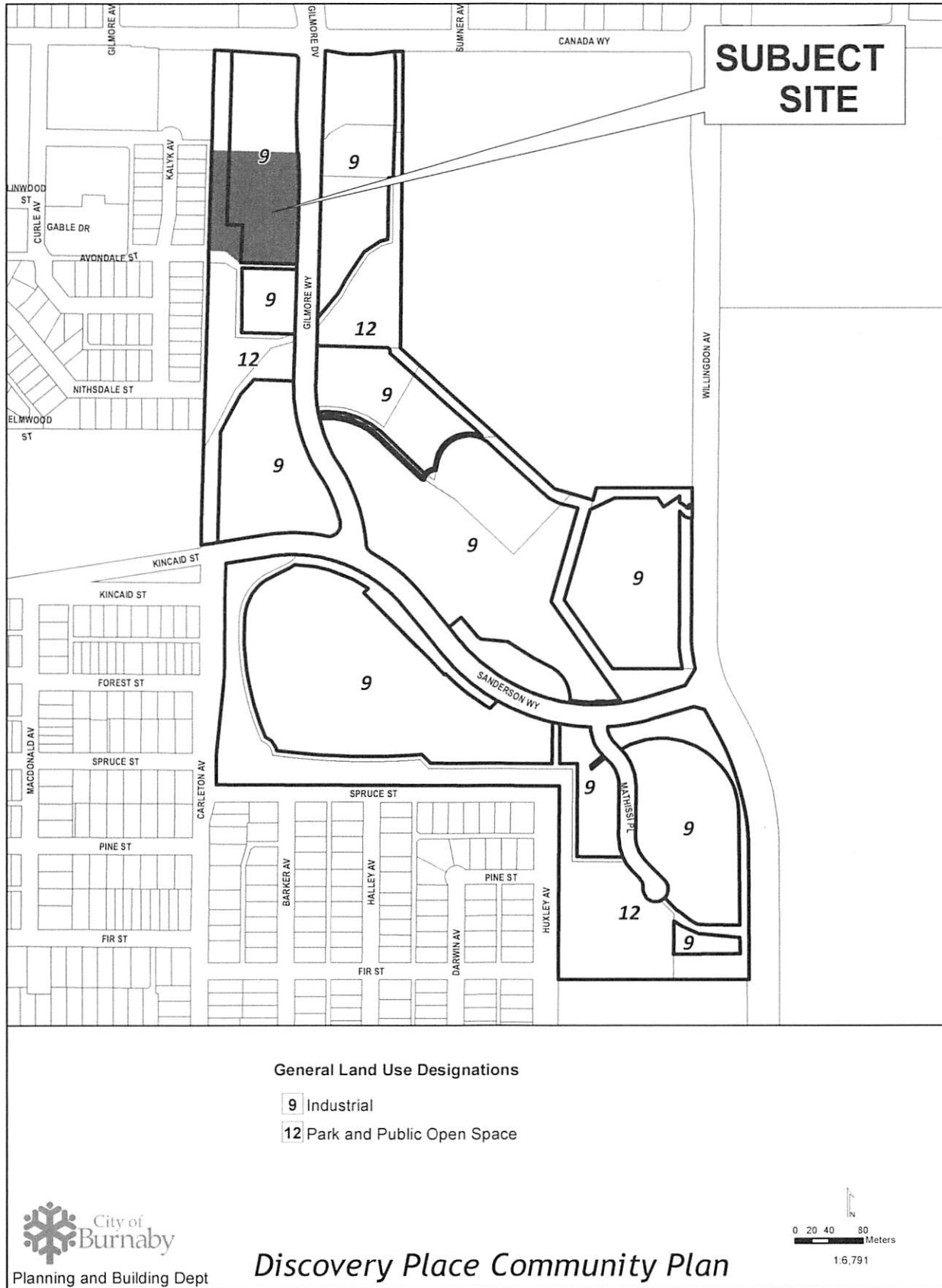

 E. W. Kozak, Director
 PLANNING AND BUILDING

SMN:rh
Attachments

cc: City Solicitor
 City Clerk

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Sketch #2



Item
Meeting 2019 June 24

COUNCIL REPORT

TO: CITY MANAGER 2019 June 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-41**
MULTIPLE-FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan

ADDRESS: 3810 Pender Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, Block 15, DL 116, NWD Plan 1236

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled "3810 Pender Street, Burnaby BC" prepared by Matthew Cheng Architect Inc.)

APPLICANT: Matthew Cheng Architect Inc.
 202 – 670 Evans Avenue
 Vancouver, BC V6A 2K9
 Attn: Matthew Cheng

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 July 08 and to a Public Hearing on 2019 July 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

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 Multiple-Family Infill Development
 2019 June 19 Page 2

to City standards and constructed in accordance with the Engineering 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 submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with Section 5.7 of this report.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The deposit of the applicable Regional Transportation Development Cost Charge.
- m) 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

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 Multiple-Family Infill Development
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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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit multiple-family residential development.

2.0 POLICY SECTION

The proposed development is in line with the multiple-family designation of the Council-adopted Hastings Street Area Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

A Connected Community

- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

3.0 BACKGROUND

- 3.1 On 2015 November 23, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department 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.
- 3.2 The subject property is comprised of one lot, and is located on the southeast corner of Pender Street and Esmond Avenue (see *attached* Sketch #1). The site is currently improved with a single-family dwelling in fair condition, constructed in 1947. To the west, across Esmond Avenue and to the south, across a lane, are single-family dwellings. To the east is a four unit residential development constructed in 2009 under Rezoning Reference #07-17, with an older three storey apartment building beyond. To the north, across Pender Street is a townhouse development constructed in 2004 under Rezoning Reference #02/31. Vehicular access to the site is currently from a rear lane.

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 Multiple-Family Infill Development
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3.3 The subject property is located in the Hastings Street Area Plan and is currently zoned RM3 Multiple Family Residential District, but does not meet the minimum site area for redevelopment of a multiple-family building under the District regulations (see *attached* Sketch #2). As such, the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a four-unit multiple-family development.

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

4.0 GENERAL COMMENTS

4.1 The development proposal is for a three-storey, infill multiple-family residential development with four units. The maximum proposed density of the project is 0.86 F.A.R. with underground and surface parking. Vehicular access to the site will continue to be from the rear lane.

4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of Esmond Avenue to its final standard, with new separated sidewalk including boulevard treatment, with street lighting and street trees.

4.3 As the proposed rezoning is for a four unit infill development utilizing the RM2 District as a guideline, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.

4.4 A road dedication of 3.0 m (10 ft) by 3.0 m (10 ft) at the intersection of Pender Street and Esmond Avenue will be required.

4.5 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.

4.6 One visitor parking stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.

4.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

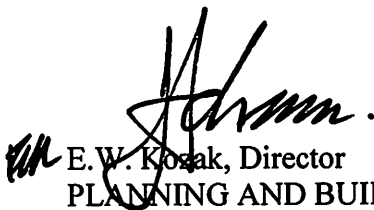
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 Multiple-Family Infill Development

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- 4.8 Given the size of the site, storm water best management practices are acceptable in lieu of a formal storm water management plan.
- 4.9 Applicable development cost charges will include:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT PROPOSAL

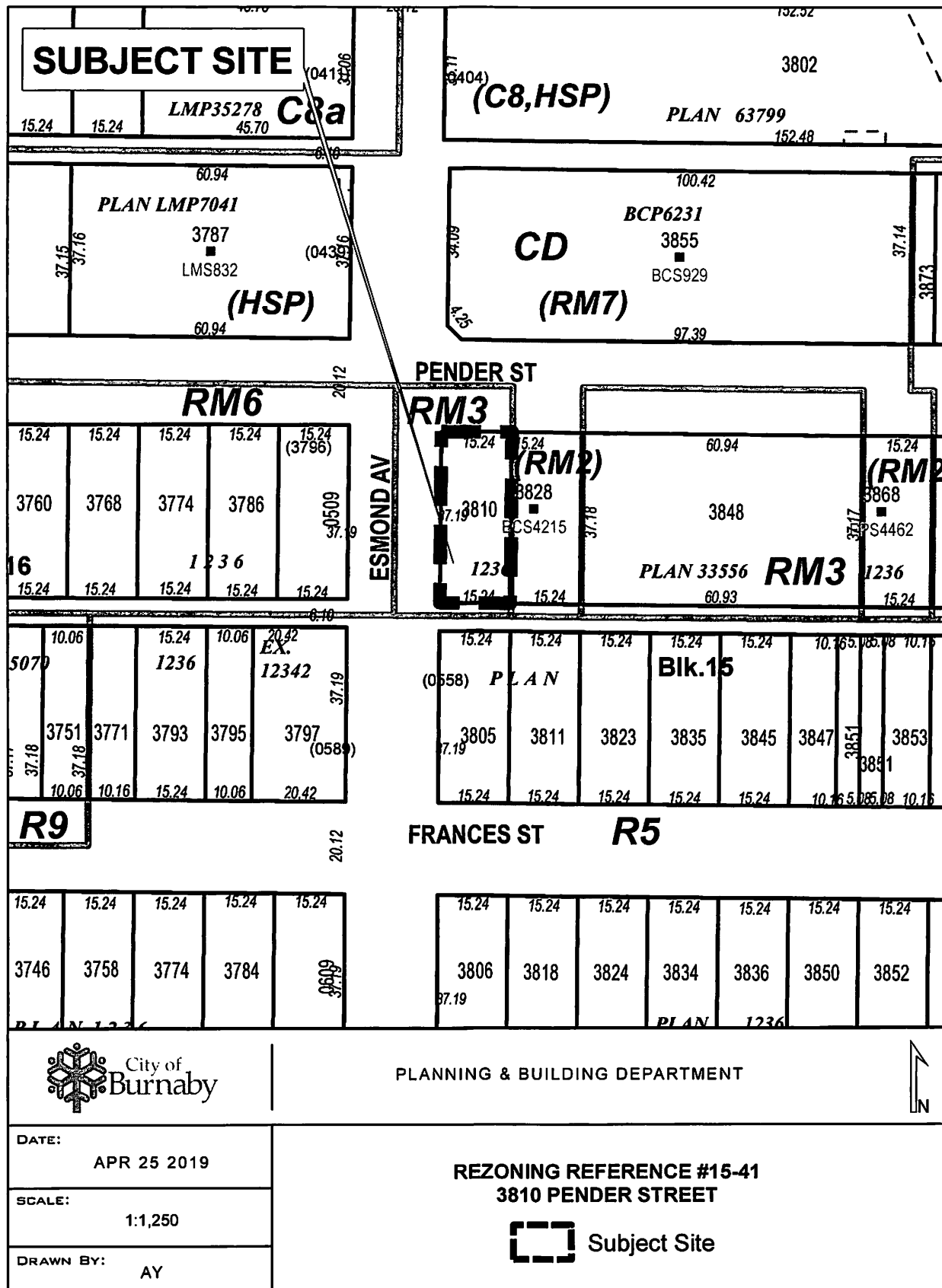
- 5.1 **Site Area** - 566.6 m² (6,099 sq.ft.)
- 5.2 **Site Coverage** - 33 %
- 5.3 **Density and Gross Floor Area**
- | | |
|------------------|--|
| Floor Area Ratio | - 0.86 F.A.R. |
| Gross Floor Area | - 487.28 m ² (5,245 sq.ft.) |
- 5.4 **Residential Unit Mix**
- | | |
|-------------------------|---|
| 4 – Three bedroom units | - 121.22 m ² to 123.5 m ²
(1,305 sq.ft. to 1,329 sq.ft.) |
|-------------------------|---|
- 5.5 **Building Height** - 3 storeys fronting Pender Street
- 5.6 **Vehicle Parking**
- | | |
|-------------------------------------|---------------------------------|
| 4 units @ 1 resident space per unit | - 4 spaces plus 1 visitor space |
|-------------------------------------|---------------------------------|
- 5.7 **Bicycle Parking**
- | | |
|--|------------------|
| | - 6 spaces total |
|--|------------------|


 E. W. Kosak, Director
 PLANNING AND BUILDING

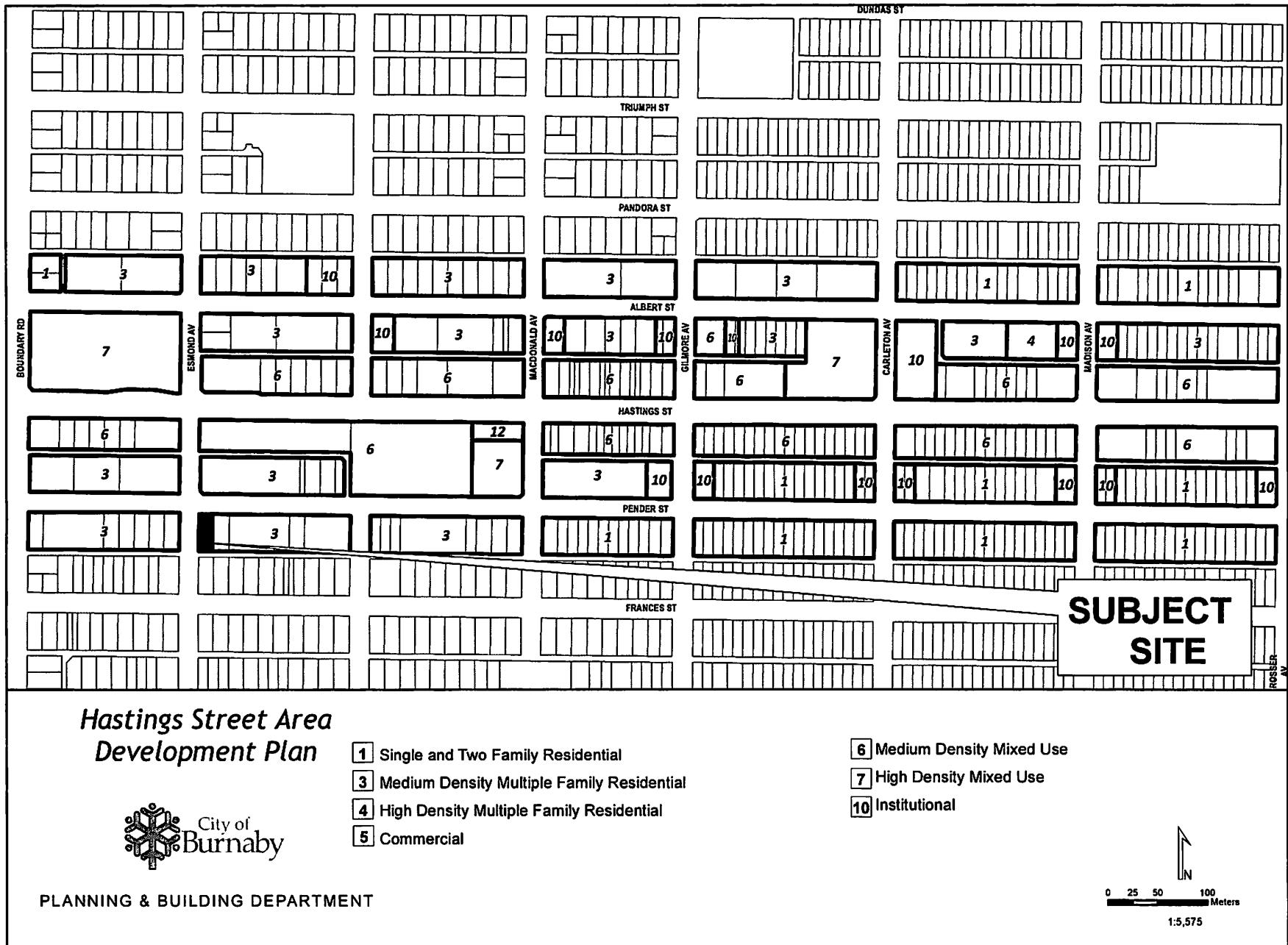
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Attachments

cc: City Solicitor
 City Clerk



Sketch #1





Item
Meeting 2019 June 24

COUNCIL REPORT

TO: CITY MANAGER 2019 June 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-50**
MULTIPLE-FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan

ADDRESS: 3980 Pender Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 9, Block 14, DL 116, Group 1, NWD Plan 1236

FROM: RM6 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled "3980 Pender Street, Burnaby BC" prepared by Matthew Cheng Architect Inc.)

APPLICANT: Matthew Cheng Architect Inc.
 202 – 670 Evans Avenue
 Vancouver, BC V6A 2K9
 Attn: Matthew Cheng

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 July 08 and to a Public Hearing on 2019 July 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 Design. One

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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 submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with Section 5.7 this report.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The deposit of the applicable Regional Transportation Development Cost Charge.
- m) 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.

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 Multiple-Family Infill Development
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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit multiple-family residential development.

2.0 POLICY SECTION

The proposed development is in line with the multiple-family designation of the Council-adopted Hastings Street Area Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

A Connected Community

- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

3.0 BACKGROUND

- 3.1 The subject property is comprised of one lot, and is located on the south side of Pender Street west of MacDonald Avenue (see *attached* Sketch #1). The site is currently improved with a single-family dwelling in poor condition, constructed in 1910. To the west is an older three-storey apartment building, constructed in 1965. To the east is a newer two-family dwelling, constructed in 2010. To the south across a lane are single-family dwellings, and to the north, across Pender Street, is a mixed-use development, constructed in 1994 under Rezoning Reference #18/92. Vehicular access to the site is currently from a rear lane.
- 3.2 The subject property is located in the Hastings Street Area Plan and is currently zoned RM6 Hastings Village Multiple Family Residential District, but does not meet the minimum site area for redevelopment of a multiple-family building under the District regulations (see *attached* Sketch #2). As such, the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a low-rise multiple-family development.

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 Multiple-Family Infill Development

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- 3.3 On 2016 January 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department 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 at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a three-storey, infill multiple-family residential development with four units. The maximum proposed density of the project is 0.86 F.A.R. with underground and surface parking. Vehicular access to the site will continue to be from the rear lane.

- 4.2 As the proposed rezoning is for a four unit infill development utilizing the RM2 District as a guideline, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.

- 4.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to:

- construction of Pender Street and lane abutting the development site to their final standard;
- sidewalk upgrade to a 1.5 m (5 ft.) standard across the site frontage; and,
- water, sanitary, and storm upgrades as required.

No road dedications are required.

- 4.4 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.

- 4.5 One visitor parking stall, and an appropriately screened garbage handling and recycling holding area will be provided on site.

- 4.6 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

- 4.7 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

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 Multiple-Family Infill Development
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- 4.8 Applicable development Cost Charges will include:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Cost Charge.

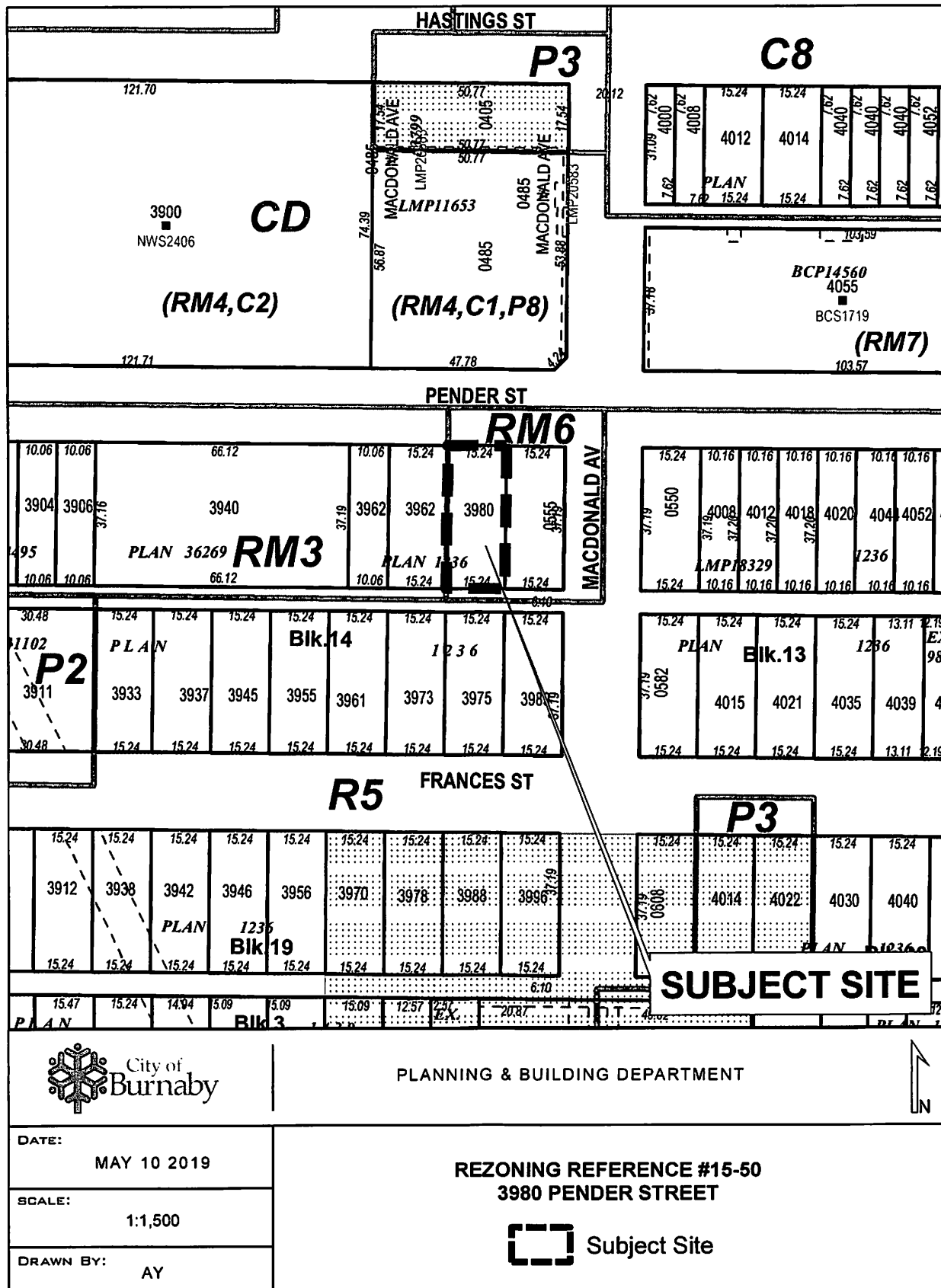
5.0 DEVELOPMENT PROPOSAL

- | | | |
|-----|-------------------------------------|--|
| 5.1 | Site Area | - 566.6 m ² (6,099 sq.ft.) |
| 5.2 | Site Coverage | - 33 % |
| 5.3 | Density and Gross Floor Area | |
| | Floor Area Ratio | - 0.86 F.A.R. |
| | Gross Floor Area | - 486.63 m ² (5,238 sq.ft.) |
| 5.4 | Residential Unit Mix | |
| | 4 – Three bedroom units | - 121.87 m ² to 121.98 m ²
(1,312 sq.ft. to 1,313 sq.ft.) |
| 5.5 | Building Height | - 3 storeys fronting Pender Street |
| 5.6 | Vehicle Parking | |
| | 4 units @ 1 resident space per unit | - 4 spaces plus 1 visitor space |
| 5.7 | Bicycle Parking | - 6 spaces |


 E.W. Kozak, Director
 PLANNING AND BUILDING

KL:rh
Attachments

cc: City Solicitor
 City Clerk





Printed on May 10, 2019

Sketch #2



Item
Meeting 2019 June 24

COUNCIL REPORT

TO: CITY MANAGER 2019 June 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-50**
Non-Market Multiple-Family Development with Underground Parking
Sixth Street Community Plan

ADDRESS: 7898-18th Avenue (*attached* Sketches #1 and #2)

LEGAL: Lot 1, District Lot 28, Group 1, NWD Plan BCP26577

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

TO: Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District, and Sixth Street Community Plan as guidelines and in accordance with the development plan entitled "Affordable Rental Housing" prepared by NSDA Architects)

APPLICANT: NSDA Architects
201-134 Abbott Street
Vancouver, BC V6B 2K4
Attn: Larry Adams

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 July 08 and to a Public Hearing on 2019 July 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
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 Re: Rez # 18-50 7898-18th Avenue
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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 registration of a Lease Agreement, as outlined in Section 4.3 of this report.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) 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.
- i) The undergrounding of overhead wires, abutting the site.
- j) The deposit of the applicable Parkland Acquisition Charge.
- k) The deposit of the applicable GVS & DD Sewerage Charge.
- l) The deposit of the applicable School Site Acquisition Charge.
- m) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- n) The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey (25 unit) non-market housing development with underground parking.

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2.0 POLICY FRAMEWORK

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

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - 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 site consists of a single vacant City-owned property located at the southwest corner of 6th Street and 18th Avenue. To the southwest of the site, are single family dwellings; to the southeast is a non-market assisted living housing development (Strive Living Society); to the northwest, across 18th Avenue, is a gasoline service station and single family dwellings; and, to the northeast, across 6th Street, are multiple-family dwellings, an auto sales business and older commercial retail buildings with residential uses above.
- 3.2 On 2015 November 23, Council amended the Community Benefit Bonus Housing Fund policy to include a new City Land Program for Non-Market Housing Projects. The Community Benefit Bonus Housing Fund allocates density bonus funds for affordable housing projects. The new program allows designated City lands to be leased at nominal cost to providers of non-market affordable housing, including non-profit and/or co-operative housing associations, and senior levels of government.
- 3.3 On 2016 March 29, Council identified the subject site as an appropriate site for non-market housing and authorized staff to initiate a Request for Expressions of Interest for the site's development.
- 3.4 On 2017 March 01, Council approved the preliminary selection and further review of the proposal submitted by the New Vista Society for the provision of non-market housing for the site. Since this time, the New Vista Society has been successful in obtaining funding for the construction of the project from BC Housing and has been working with City staff to prepare a suitable plan of development for the provision of non-market housing.

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- 3.5 The property is located in the Sixth Street Community Plan area, and is designated for multiple-family development utilizing the RM3 Multiple-Family Residential District as a guideline.
- 3.6 The subject rezoning application applies the recently adopted 'r' subcategory of the RM3 District for rental housing. As such, the proposed multiple-family uses would be restricted to rental dwellings and would not be permitted to be stratified.
- 3.7 Council, on 2019 February 25, 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 25 unit, three-storey residential development with full underground parking. The maximum density permitted under the RM3r District guideline is 1.1 FAR with full underground parking.
- 4.2 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 18th Avenue to its final local road standard including separated sidewalks, boulevard grassing and street lighting; and,
 - the construction of 6th Street to its final collector standard including separated sidewalks, boulevard grassing and street lighting.
- 4.3 As mentioned above, the property is City owned and the proposed project was selected for advancement under the City Lands Program for Non-Market Housing Projects. Under the terms of the program, selected proposals are provided long-term leases, subject to Council approval. Project applicants may also request Community Benefit Bonus Housing Fund ("Housing Fund") grants to offset the cost of the lease as well as development costs including Rezoning, Preliminary Plan Approval, and Building Permit fees; City development cost charges; and civil servicing costs. The applicant proposes a 60-year lease term as well as the offset of the lease and servicing costs. The terms and conditions of the lease and the Housing Fund request will be provided to Council in a future report.
- 4.4 In terms of affordability, rent levels will need to be within BC Housing's prescribed ranges with approximately:
 - 20% of units to be offered at the shelter rate to seniors or families on income assistance

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- 50% of units to be offered on a Rent Geared to Income (RGI) basis, with the average income of tenants at 70% of the applicable Housing Income Limit (HIL).
 - 30% of units to be offered at CMHC average market rents
- 4.5 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- a 1.0 x 5.0 metre statutory right of way for a bus shelter
- 4.6 The subject development has provided 16 of the 25 units in the development as adaptable, which exceeds the required 20% of single level units, with a corresponding F.A.R. exemption of 40.85 m² (440 sq.ft.).
- 4.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.8 The Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.9 Given that the site is less than one acre in size, storm water management best practices are required.
- 4.10 The undergrounding of overhead wiring abutting the development site is required.
- 4.11 In accordance with recent zoning bylaw amendments, 100% of the provided vehicle parking will be pre-wired for electrical vehicle charging infrastructure.
- 4.12 Development Cost Charges will apply including:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge; and,
 - GVS & DD Sewerage Development Cost Charge.

5.0 DEVELOPMENT PROPOSAL

5.1	<u>Site Area</u>	-	1,740 m ² (18,729 sq.ft.)
5.2	<u>Density:</u>		
	FAR Permitted and Provided	-	1.1 FAR
	Gross Floor Area (GFA)	-	1,954.85 m ² (21,042 sq.ft.)
	Accessible Unit Exemption	-	40.85 m ² (440 sq.ft.)
	Net Floor Area	-	1,914 m ² (20,602 sq.ft.)
	<u>Site Coverage:</u>	-	38.2 %
5.3	<u>Height:</u>	-	3 Storeys

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5.4 Unit Mix:

3 - Adaptable Studio units	-	49.1 m ² (528 sq.ft.)
9 - 1 bedroom units	-	51.4 – 53.7 m ² (554 - 578 sq.ft.)
2 - Adaptable 1 bedroom units	-	57.0 m ² (614 sq.ft.)
8 - Adaptable 2 bedroom units	-	73.1 – 73.7 m ² (787 – 793 sq.ft.)
3 - Adaptable 3 bedroom units	-	95.32 m ² (1,026 sq.ft.)
25 Total units		

5.5 Parking Required and Provided:

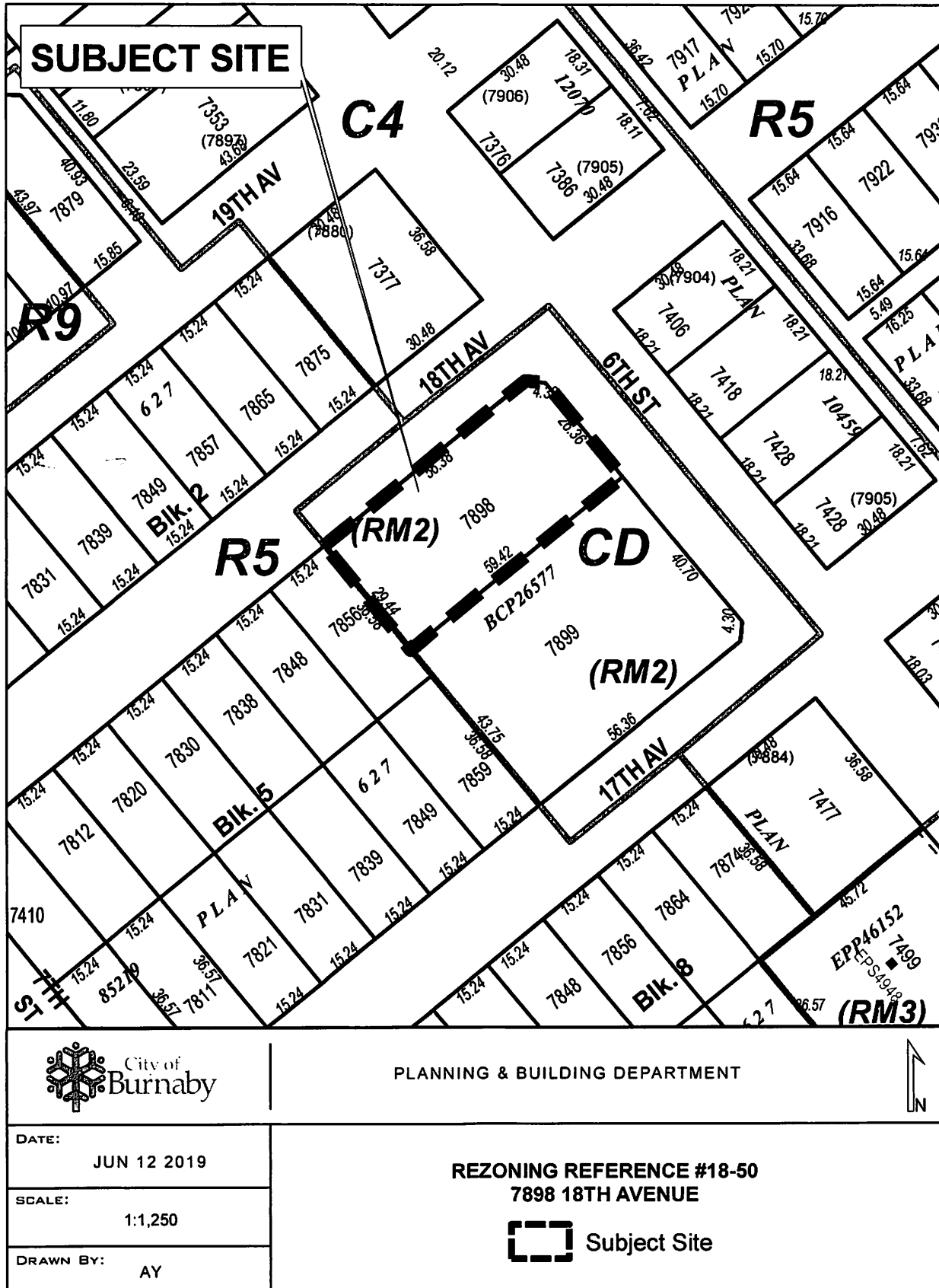
25 units @ 0.6 spaces per unit	-	15 spaces plus one car wash stall (including 2 visitor spaces)
Bicycle Parking @ 1 per unit and 0.2 spaces for visitors	-	31 spaces (including 5 visitor spaces in racks)

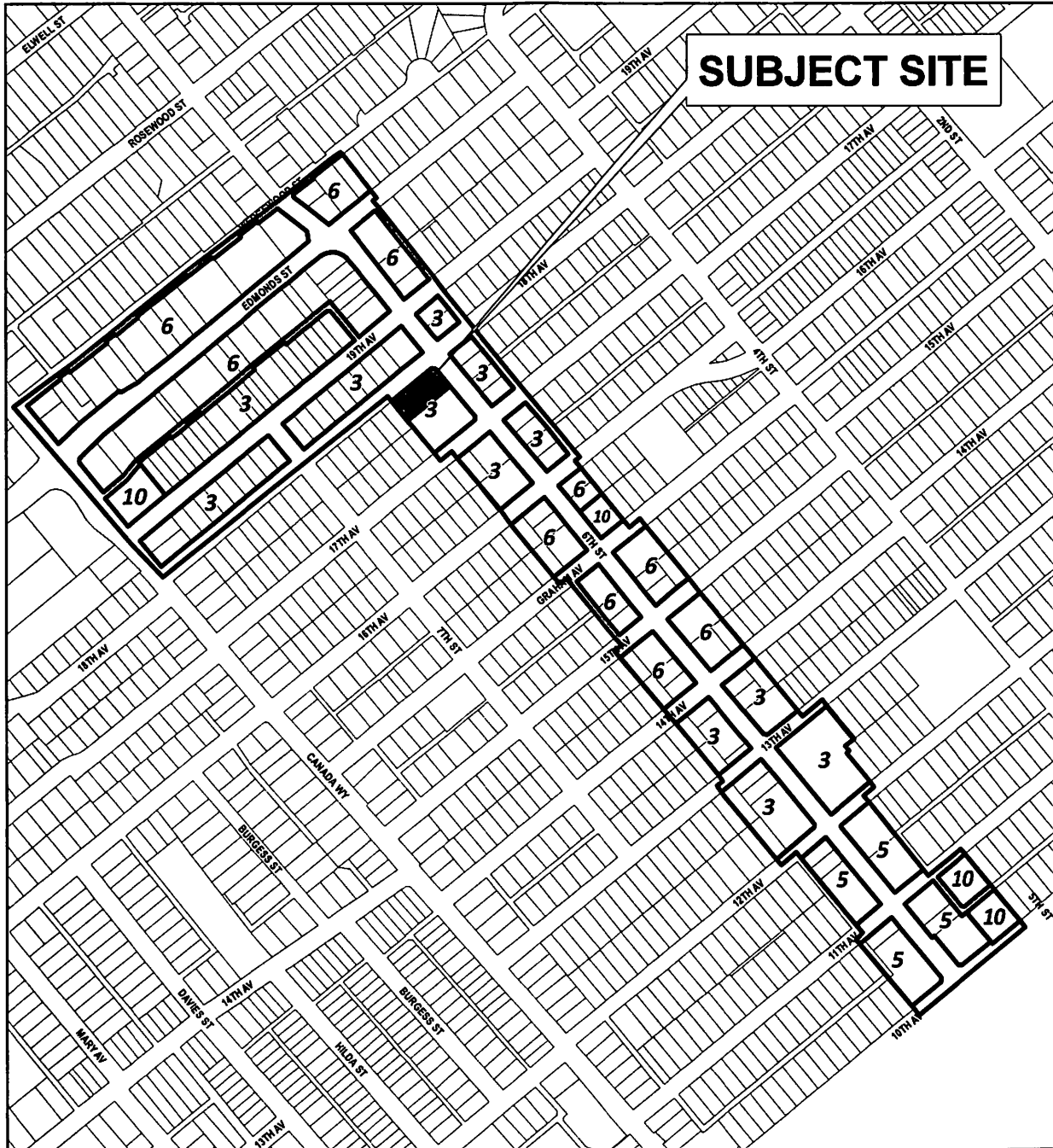

 E.W. Kozak, Director
 PLANNING AND BUILDING

DR:rh
Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2018\18-50 7898 18th Avenue\Council Reports\Rezoning Reference 18-50 PH Report 20190619.doc





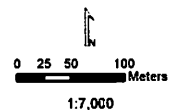
General Land Use Designation Key

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



Planning and Building Dept

Sixth Street Community Plan



Printed on June 12, 2019

Sketch #2



Meeting 2019 June 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2019 June 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000 20
Reference: Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT – 2019 JUNE

PURPOSE: To propose a text amendment to the Burnaby Zoning Bylaw.

RECOMMENDATION:

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.0 of this report, for advancement to a Public Hearing on 2019 July 30.

REPORT**1.0 BACKGROUND INFORMATION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need for its update, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation, forms of development, land uses and social trends.

This report presents a Zoning Bylaw amendment regarding accessible parking.

2.0 POLICY

The advancement of the proposed Zoning Bylaw amendment aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Enhance City workforce diversity – Support a diversified City workforce by identifying barriers and implementing proactive strategies

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 From: Director Planning and Building
 Re: Proposed Zoning Bylaw Text Amendment –2019 June
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3.0 PROPOSED BYLAW TEXT AMENDMENT

3.1 Accessible Parking

Issue

Section 800.3.1 of the Zoning Bylaw requires that the parking spaces for the use of disabled persons be subject to the requirements of the British Columbia Building Code (BCBC). However, the accessible parking requirements were removed from the 2018 BCBC. In the absence of the accessible parking regulations in the BCBC, it is necessary to include these requirements including design standards for accessible parking spaces in the Zoning Bylaw.

Discussion

The *Building Act* establishes the Province as the primary authority to regulate the building requirements that are used consistently across the province. At the same time, the Province recognizes that the need for consistency must be balanced with flexibility in order for local governments to meet the specific community's needs. Section 5.0 of the Act allows for such flexibility, by providing local governments the authority to establish building requirements for matters identified as unrestricted by regulation.

In 2016, the Province approved “parking for persons with disabilities” as an unrestricted matter under the Building Act, for which local governments could retain or establish their own requirements. As a result of the Building and Safety Standards Branch's consultation with stakeholders, it was determined that the BCBC's accessible parking requirements were not sufficient. Therefore, to address the regulatory overlap between the BCBC and the municipal bylaws, the accessible parking requirements were removed from the 2018 BCBC.

Presently, Section 800.3.1 of the Zoning Bylaw requires that the number and the design of parking spaces for persons with disabilities be regulated by the BCBC's parking requirements. Given the removal of such requirements from the 2018 BCBC and that the Zoning Bylaw currently defers to the BCBC on this matter, it is therefore necessary to include these requirements in the Zoning Bylaw.

To regulate accessible parking, staff reviewed the 2012 and 2018 BCBC, SPARC BC guidelines, the Ministry of Transportation and other municipalities' parking bylaws and regulations. Due to the growing number of people with physical disabilities, and consequently the number of issued disabled parking permits, there is a need to consider a parking standard that reflects this need in the community. To address the increasing demand for accessible parking spaces, it is recommended:

- to reduce the threshold for requiring accessible parking for all uses, in order to ensure a minimum of one accessible parking space is provided on most sites;

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 Re: Proposed Zoning Bylaw Text Amendment –2019 June
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- to increase the ratio of accessible parking for all uses, particularly the ones that are used regularly by people with disabilities, including adaptable housing units, accessible housing units, medical offices, supportive housing facilities, and similar uses;
- to require that the location of accessible parking spaces be close to the elevator, vestibule, and the building entrance in order to ensure safety and convenience of access for people with disabilities;
- to require van accessible parking spaces with greater width than the regular accessible parking spaces to allow wheelchair access for a driver or a passenger, and to accommodate accessible vehicles with platform lifts or side ramps. It is recommended that for every three accessible parking spaces, one shall be van accessible;
- to clearly mark accessible parking spaces in order to prevent unauthorized use of these parking spaces;
- to require at least one of the visitor parking spaces be van accessible, where the total number of visitor parking spaces provided on site exceeds five;
- to require that in a strata titled development, accessible parking spaces be held in common ownership and not be assigned to any strata lot;
- to require that the pedestrian routes connecting the accessible parking spaces to the elevator, vestibule, and building or lobby entrance, where they are located in the maneuvering aisles, be marked clearly to improve visibility of the pedestrian by drivers. In addition, the route is required to have a continuous width of not less than 1.2 m (3.9 ft.), and a slope of not more than 1:20; and,
- to increase the clear height of all levels of parking structures containing accessible parking spaces, in order to accommodate over height vehicles equipped with a wheelchair lift or ramp.

Section 800.1 of the Zoning Bylaw states that the parking regulations contained in Schedule VIII of the Bylaw, shall not be applied to the buildings, structures or uses existing on the effective date of the Bylaw, with the exception of any future addition or change thereto. It is acknowledged that a future change of use on an existing site may trigger the provision of additional accessible parking. However, this may not be feasible on an existing site, particularly a small one. Therefore, it is recommended that a change of use on an existing site that does not involve substantial construction, be exempted from application of the proposed accessible parking requirements.

The proposed accessible parking requirements shall apply to any new development, or addition to existing buildings, structures or uses.

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Recommended Bylaw Amendments

1. **THAT** the definition of “Parking Space, Accessible” be added to Section 3 (Definition) of the Zoning Bylaw with wording the same or similar to the following:

“PARKING SPACE, ACCESSIBLE” means a parking space provided for the use of persons with disabilities.

2. **THAT** the definition of “Parking Space, Van Accessible” be added to Section 3 (Definition) of the Zoning Bylaw with wording the same or similar to the following:

“PARKING SPACE, VAN ACCESSIBLE” means a parking space to accommodate vans and other vehicles equipped with platform lifts or side ramps, for the use of persons with disabilities.

3. **THAT** Section 800.1(3) be added to the Zoning Bylaw with wording the same or similar to the following:

(3) Notwithstanding Section 800.1(1) accessible and van accessible parking spaces shall be provided and maintained in accordance with this Schedule for any addition to such existing building, structure or use.

4. **THAT** Section 800.3.1 of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

800.3.1 Parking Spaces for Persons with Disabilities:

- (1) Accessible and van accessible parking spaces for all developments for which the rezoning bylaw has received Second Reading, or a preliminary plan approval, or a Building Permit application has been submitted after 2019 November 01, shall comply with this Section 800.3.1.***
- (2) Accessible parking spaces shall be provided in accordance with the following:***

<i>USE</i>	<i>REQUIRED ACCESSIBLE PARKING SPACES</i>
<i>(a) Adaptable housing units, and accessible housing units.</i>	<i>1 for each 2 dwelling units.</i>
<i>(b) Senior citizen housings, category A and B supportive housing facilities, hospitals, rest homes, private hospitals, medical and dental offices and clinics, group homes, and</i>	<i>1 for 1-15 required parking spaces. 2 for 16-30 required parking spaces. 3 for 31-60 required parking spaces. 4 for 61-90 required parking spaces. 5 for 91-150 required parking spaces.</i>

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<i>similar uses.</i>	<i>1 additional accessible parking for every 100 parking spaces or portion thereof, in excess of 150.</i>
<i>(c) All uses other than single family dwellings, two family dwellings, row housing dwellings, townhouse dwellings, and uses referred to in Clause (a) and (b).</i>	<i>1 for 1-25 required parking spaces. 2 for 26-50 required parking spaces. 3 for 51-100 required parking spaces. 1 additional accessible parking for every 100 parking spaces or portion thereof, in excess of 100.</i>
<i>(d) All uses</i>	<i>For every 3 accessible parking spaces required, 1 shall be a van accessible parking space.</i>
<i>(e) For multiple family dwellings including townhouses and apartments, non-profit housing developments that receive rent supplement assistance from a government or government agency, and rental dwelling units in the RM and P Districts, where the total number of visitor parking spaces provided on site exceeds 5 parking spaces.</i>	<i>A minimum of 1 visitor parking space shall be van accessible parking space.</i>

- (3) *The minimum dimensions of accessible and van accessible parking spaces are:*

<i>Type of Accessible Parking Space</i>	<i>Length</i>	<i>Width</i>	<i>Height</i>
<i>Regular accessible parking space</i>	<i>5.5 m (18.04 ft.)</i>	<i>2.6 m (8.53 ft.)</i>	<i>2.3 m (7.55 ft.)</i>
<i>Parallel accessible parking space</i>	<i>7.3 m (23.95 ft.)</i>	<i>2.6 m (8.53 ft.)</i>	<i>2.3 m (7.55 ft.)</i>

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<i>Regular van accessible parking space</i>	<i>5.5 m (18.04 ft.)</i>	<i>3.4 m (11.15 ft.)</i>	<i>2.3 m (7.55 ft.)</i>
<i>Parallel van accessible parking space</i>	<i>7.3 m (23.95 ft.)</i>	<i>3.4 m (11.15 ft.)</i>	<i>2.3 m (7.55 ft.)</i>

- (4) *All levels of a parking garage, structured parking, or underground parking containing accessible and van accessible parking spaces shall have a minimum clear height of 2.3 m (7.55 ft.).*
- (5) *Accessible and van accessible parking spaces shall:*
- (a) be located close to the elevator, vestibule, and building or lobby entrance, with a direct and unobstructed access thereto;*
 - (b) have an adjacent access aisle on one side of the regular accessible and van accessible parking space, and to the rear of the parallel accessible and van accessible parking space, with a minimum width of 1.2 m (3.94 ft.). A single access aisle used jointly by two adjacent regular accessible and van accessible parking spaces shall have a minimum width of 1.5 m (4.92 ft.). The adjacent access aisle shall be marked with diagonal markings or paintings on the surface;*
 - (c) have a firm, slip-resistant and level surface with a slope not greater than 1:50;*
 - (d) be clearly marked with a pole mounted sign not less than 1.5 m (4.92 ft.) above ground level, in conformance with the specifications in Schedule 2 of Division 23 of the Motor Vehicle Act. A van accessible parking space, except where it is provided as visitor parking, shall also be identified by a minimum of 0.15 m (0.49 ft.) by 0.3 m (0.98 ft.) signage noting “VAN ACCESSIBLE” attached to the pole; and,*
 - (e) have the parking surface marked with the international symbol for wheelchair accessibility.*

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 From: Director Planning and Building
 Re: Proposed Zoning Bylaw Text Amendment –2019 June
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- (6) *In a strata titled development, accessible and van accessible parking spaces shall be held in common ownership and shall not be assigned to any strata lot.*
- (7) *A pedestrian route connecting the accessible and van accessible parking spaces to the elevator, vestibule, and building or lobby entrance shall:

 - (a) *have a continuous and unobstructed width of not less than 1.2 m (3.9 ft.).*
 - (b) *not exceed a slope of 1:20.*
 - (c) *be marked with markings or paintings if it is located on a maneuvering aisle.**

5. **THAT** Section 800.7(2.2)(b) of the Zoning Bylaw be amended by replacing the text “disabled” with “accessible and van accessible”.

6. **THAT** Section 800.8(1) of the Zoning Bylaw be amended by replacing the text “Section 800.4” with the text “Sections 800.4 and 800.3.1(2)”.

4.0 CONCLUSION

The above Zoning Bylaw text amendment is proposed in order to clarify certain aspects of the Bylaw, make amendments in support of existing practices and Council policies, and achieve other regulatory changes. It is recommended that Council approve the above proposed text amendment, as outlined in Section 3.0 of this report, for advancement to a Public Hearing on 2019 July 30.



E.W. Kozak, Director
 PLANNING AND BUILDING

PS:sa/rh

cc: City Manager
 Director Corporate Services
 Director Public Safety and Community Services
 Chief Licence Inspector
 Chief Building Inspector
 City Solicitor
 City Clerk

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