

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-50 2019 FEBRUARY 20

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** NSDA Architects
201-134 Abbott Street
Vancouver, BC V6B 2K4
Attn: Larry Adams
- 1.2 Subject:** Application for the rezoning of:
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)
- 1.3 Address:** 7898-18th Avenue
- 1.4 Location:** The subject site is located at the southwest corner of 6th Street and 18th Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on 6th Street of 29.44 m (96.6 ft.), a frontage on 18th Avenue of 59.42 m (194.9 ft) and a total area of 1,740.0 m² (18,729.2 sq.ft.)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a three-storey non-market housing development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

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 above.

3.0 BACKGROUND INFORMATION

- 3.1 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 will allow 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.
- 3.2 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 (RFEOI) for the site's development.
- 3.3 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 have been working with City staff to prepare a suitable plan of development for the provision of non-market housing. The New Vista Society have now submitted their rezoning application for consideration.
- 3.4 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.
- 3.5 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. Further details on the overall residential use and rental affordability levels will be provided in a future report to Council.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM3r Multiple-Family Residential District and the Sixth Street Community Plan as guidelines) to permit the construction of a three-storey townhouse project to a maximum Floor Area Ratio (FAR) of 1.1 with provision of underground parking. Vehicular access to the site will be from 18th Avenue.
- 4.2 As mentioned above, the property is City owned. In order to support the intended development, a ground lease is to be provided. The ground lease, application fees, and servicing costs may be offset by a grant from the Community Benefit Bonus Housing Fund, subject to Council approval, as part of a future report. The terms and conditions of the lease of this City-owned property will be provided to Council in a future report. To further protect the affordability of the units and the conditions of tenancy, a housing

agreement and/or Section 219 Covenant would be required. These will reflect the investment being made in the project by BC Housing and the City.

- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to: the construction of 18th Avenue and 6th Street to their final standards including sidewalks, grass boulevards, street trees, and lighting as necessary.
- 4.4 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.5 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.6 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 4.7 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.8 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.
- 4.9 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge
 - b) GVS & DD Sewerage Charge
 - c) School Site Acquisition Charge
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP
DR:

Attachments

cc: City Solicitor

City Clerk

P:\49500 Rezoning\20 Applications\2018\18-50 7898 18th Avenue\Council Reports\Initial Report\Rezoning Reference 18-50 Initial Report 2019.02.25.doc

December 20, 2018

Mr. Ed Kozak
Assistant Director of Current Planning
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A Corporate Partnership

Dear Sir,

**Re: Letter of Intent – Rezoning for 7898 – 18th Avenue
Burnaby BC**

New Vista Society is a non-profit organization which has been providing affordable housing and care in Burnaby since 1943. The mission of the Society is to provide affordable housing in a supportive environment. To achieve their mission and to address the need for seniors housing in Burnaby, the Society wishes to construct a new affordable rental residential project on a vacant at the corner of 18th Avenue and 6th Street.

The site at 7898 18th Avenue is owned by the City of Burnaby. In June of 2016 the City issued an REOI to housing providers to develop the site for non-market housing purposes. New Vista was chosen and in November 2018 was successful in achieving funding from BC Housing.

In the proposal call the City of Burnaby set certain development parameters for the site such as height and density. The present zoning on the site is CD-RM2 and the proposed zoning will be CD-RM3 with modifications to suit the site. The proposed development is a three-storey building located over one level of underground parking. The building will consist of a mix of approximately 26 units (one bedrooms, two bedrooms and three bedrooms) plus ancillary amenity spaces. The new building will be accessed from 18th Avenue as there is no lane.

We look forward to working with the City on this project. Please call if you have any questions.

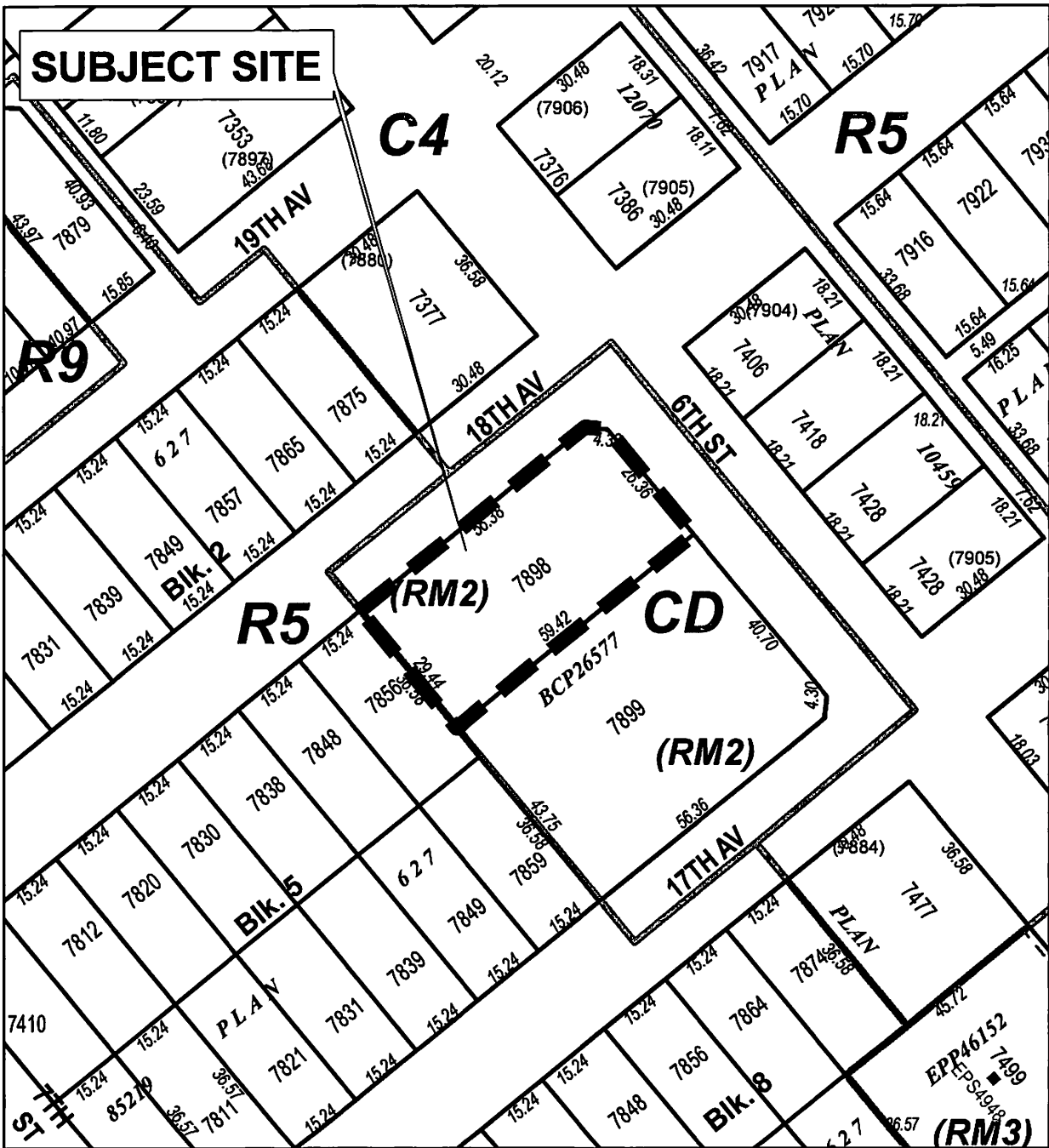
Yours truly

NSDA Architects



Larry Adam MAIBC, LEED AP
Principal

cc: Simon Davie Terra Housing
 Riitta Gunning Terra Housing
 Darin Froese New Vista Society



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 03 2019

SCALE:
1:1,250

DRAWN BY:
AY

REZONING REFERENCE #18-50
7898 18TH AVENUE

 Subject Site



SUBJECT SITE

General Land Use Designation Key

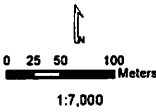
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 10** Institutional



Planning and Building Dept

Printed on January 3, 2019

Sixth Street Community Plan



Sketch #2