



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

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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.

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 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		

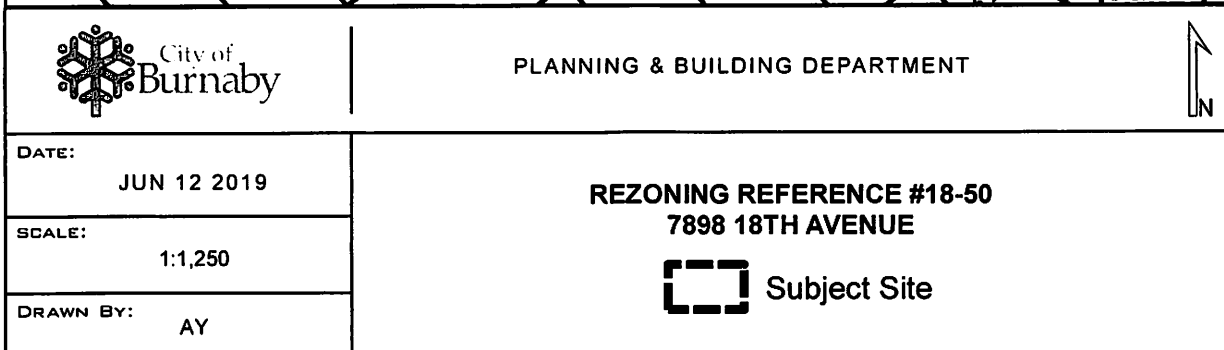
5.5 Parking Required and Provided:

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)

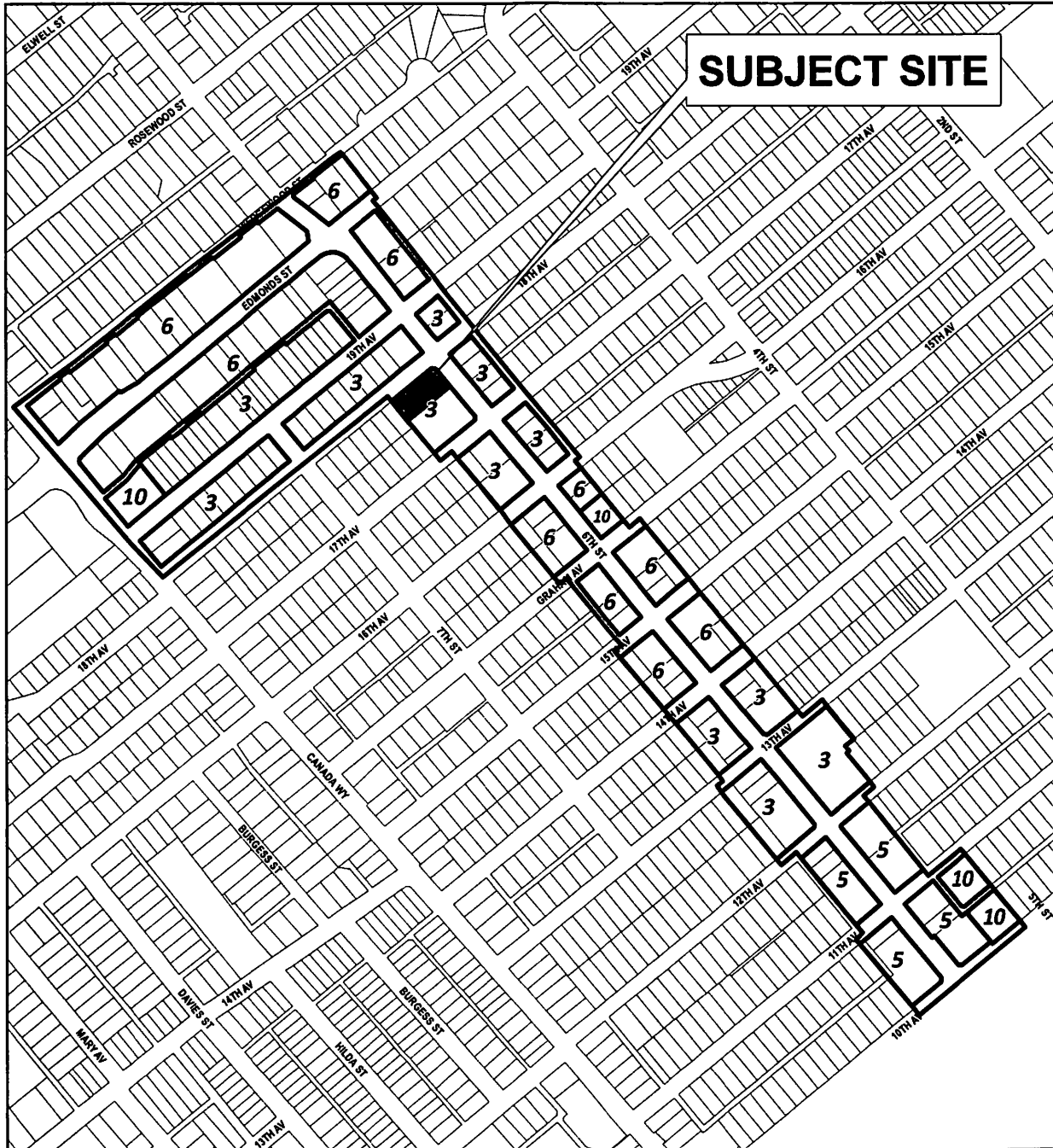

E.W. Kozak, Director
PLANNING AND BUILDING

DR:rh
Attachments

cc: City Solicitor
City Clerk



Sketch #1



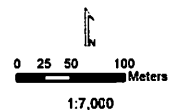
General Land Use Designation Key

- 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