

TO: CITY MANAGER **DATE:** 2019 October 02

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20

**SUBJECT: DEVELOPMENT OF NON-MARKET HOUSING IN PARTNERSHIP
WITH SENIOR GOVERNMENT**

PURPOSE: To provide information on an initiative to develop non-market housing in Burnaby,
in partnership with senior government.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT**1.0 OVERVIEW**

On 2019 July 29, Council unanimously adopted the *Mayor's Task Force on Community Housing Final Report*, which recommends 18 actions grouped under four themes as a basis for further direction and specific initiatives to increase the supply, diversity, and affordability of housing in Burnaby. The *Final Report* also lists ten "Quick Starts" – priority actions that the City can initiate within six months.

In line with specific actions recommended in the *Final Report*, staff subsequently prepared a report recommending development of a Memorandum of Understanding (MOU) with BC Housing to establish terms for a housing partnership. The report also recommended that seven sites in the City be brought forward for the development of non-market housing, in partnership with senior levels of government.

At its closed meeting of 2019 September 16, Council considered the staff report and adopted the following recommendations contained therein:

1. **THAT** Council authorize staff to develop a Memorandum of Understanding with BC Housing, for Council approval, to document a partnership approach to develop non-market housing in Burnaby.
2. **THAT** Council authorize staff to bring forward seven sites in Burnaby, Sites #1 to #7, for the development of non-market housing in partnership with senior levels of government, as generally outlined in this report.

3. **THAT** Council authorize staff to initiate rezoning applications for Sites #1 to #6, as detailed in Section 5.1 of this report.
4. **THAT** Council approve in principle a future Request for Proposals to identify suitable non-profit development partners and operators for Sites #1 to #5, as detailed in Section 5.1 of this report.
5. **THAT** Council approve the selection of a private development partner for Site #6, as detailed in Section 5.2 of this report.
6. **THAT** Council authorize staff to continue working with Canada Mortgage and Housing Corporation (CMHC) or other relevant federal government staff towards the advancement of Site #7 for the development of non-market housing on a partnership basis.
7. **THAT** Council approve in principle the contribution of Community Benefit Bonus Housing funds towards City-related permit fees and servicing costs associated with the rezoning applications for Sites #1 to #7, as detailed in Section 5.1 of this report.
8. **THAT** Council approve a City contribution of density bonus floor area to Sites #3, #4, and #7 in order to create additional non-market housing units on the sites, as detailed in Section 3.0 of this report.
9. **THAT** this report be advanced to the Council open agenda.
10. **THAT** a copy of the open report be sent to: Ms. Armin Amrolia, Associate Vice President, Development & Asset Strategies, BC Housing; Mr. Andrew Middleton, Affordable Housing Specialist, CMHC; and Mr. Luciano Zago, Senior Vice President, Development, Mosaic Homes.

In accordance with recommendation #9 of the previous report, this report is presented on the Council open agenda for information purposes.

This report provides an overview of the supporting policy context for the initiative to develop non-market housing in Burnaby, in partnership with senior government; details the redevelopment potential of the seven sites, which together could potentially yield over 1,300 non-market units; identifies the development of an MOU with BC Housing as a first step in bringing forward the seven sites for the development of non-market housing; and outlines next steps and target dates for completion. For ease of reference, report section numbers and site reference numbers in this report are consistent with those contained in the recommendations listed above.

2.0 POLICY CONTEXT

The *Mayor's Task Force on Community Housing Final Report* specifically calls on the City to "pursue partnerships that leverage the contributions of the City, BC Housing, non-profit

societies, and private developers to provide more non-market and below-market rental housing” (Quick Start #5). As well, the *Final Report* broadly recommends investment in housing partnerships (Theme 2), and specifically recommends negotiating an MOU with BC Housing and CMHC to establish terms for partnerships (Recommendation #7); increasing the supply of affordable rental housing (Recommendation #12); and adopting ways to support affordable home ownership (Recommendation #18).

There are several other City policies that support the provision of affordable housing, particularly in partnership with senior levels of government:

- Burnaby’s *Official Community Plan* (1997) contains goals within its residential and social policy frameworks to help ensure that the needs of people with special and affordable housing requirements are met. This could be achieved by seeking new methods, regulations, and partnerships to encourage the development and protection of affordable and special needs housing in the City.
- The *Burnaby Economic Development Strategy* (2007) sets a goal of building a strong, liveable, and healthy community, which includes developing a diverse and affordable housing stock which is appropriate to residents’ needs.
- The *Burnaby Social Sustainability Strategy* (2011) contains several actions in the area of affordable and suitable housing, including looking for opportunities to work with senior levels of government to facilitate the development of housing that is supportive of, suitable, and affordable to specific target groups, such as low and moderate income households, and those experiencing mental illness, addictions, family violence, homelessness, and other challenges.
- The adopted Council reports entitled “*Affordable Housing and Homelessness – A Response to Issues and Proposals*” (2007) and the “*Burnaby Housing Profile – 2016*” (further updated in 2017) identify the opportunity for the City to facilitate the delivery of affordable housing, in part, by cooperating with senior government.

A partnership approach to develop affordable housing in Burnaby is further supported by 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.
- Social Connection - Enhance social connections throughout Burnaby.

An Inclusive Community

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

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A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.
- Community involvement - Encourage residents and businesses to give back to and invest in the community.

A Dynamic Community

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 POTENTIAL PARTNERSHIP SITES

Staff have identified seven sites in Burnaby that are suitable for the development of non-market housing, in partnership with senior levels of government (see **Attachment #1** containing key map and individual site maps). Sites #1 to #6 are owned by the City, and Site #7 is owned by the federal government. Each site presents a unique opportunity to provide non-market housing. Together, the seven sites potentially yield over 1,300 rental units for eligible low to moderate income households, including seniors and families with children, in apartment and townhouse forms. This would be a significant contribution to the number of non-market housing units¹ in Burnaby, which currently totals 5,764 units.

The development potential of each site is summarized in the tables below. Full details, including site characteristics and community plan context, are contained in **Appendix A**. It should be noted that the following information is preliminary only and based on generalized development guidelines. Proposed land use designations and densities – particularly for Sites #3 and #5 – and resultant building form and height will be refined as part of forthcoming City-initiated rezoning applications. Actual unit yield will be based on future site-specific development proposals.

SITE #1: Royal Oak and Imperial – Non-Market Housing Development		
Ownership	City	
Addresses	6857 and 6875 Royal Oak Avenue	
Gross Site Area	3,219 m ² (34,649 sq.ft.)	
Recommended Zoning & Maximum Density	C9r (rental)	2.00 FAR
	C9 (commercial)	0.20 FAR
	RM3r (rental)	1.10 FAR
	RM3 (100% affordable density offset)	0.55 FAR
	TOTAL:	3.85 FAR (133,399 sq.ft.)
Anticipated Building Form & Height	Apartment form up to six storeys	
Anticipated Maximum Unit Count	156 units (assuming 85% efficiency, 725 sq.ft. average unit size ²)	

¹ Non-market housing units include units within non-profit housing developments; public housing developments; assisted living, supportive, and transitional housing developments; and housing cooperatives.

² The 725 sq.ft. average unit size is based on BC Housing's minimum dwelling unit floor area for a two bedroom apartment unit.

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SITE #2: Sunset/Kincaid – Non-Market Seniors Housing Development		
Ownership	City	
Addresses	5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street	
Gross Site Area	10,144 m ² (109,189 sq.ft.)	
Recommended Zoning & Maximum Density	RM3r (rental)	1.10 FAR
	P5 (institutional seniors rental)	0.80 FAR
	TOTAL:	1.90 FAR (207,459 sq.ft.)
Anticipated Building Form & Height	Apartment form up to six storeys	
Anticipated Maximum Unit Count	243 (assuming 85% efficiency, 725 sq.ft. average unit size). However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds proposed.	

SITE #3: 6488 Byrnepark Drive – Non-Market Housing Development		
Ownership	City	
Addresses	6488 Byrnepark Drive	
Gross Site Area	8,500 m ² (91,493 sq.ft.)	
Recommended Zoning & Maximum Density	RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
	RM2r (rental)	0.90 FAR
	TOTAL:	1.90 FAR (173,837 sq.ft.)
Anticipated Building Form & Height	Apartment form up to six storeys	
Anticipated Maximum Unit Count	204 (assuming 85% efficiency, 725 sq.ft. average unit size)	

SITE #4: Kingsway and 16 th – Non-Market Housing Development		
Ownership	City	
Addresses	7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16 th Avenue; 7411 15 th Avenue	
Gross Site Area	4,454 m ² (47,939 sq.ft.) including lane closure area	
Recommended Zoning & Maximum Density	RM3s base + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
	RM3r (rental)	1.10 FAR
	RM3s (100% affordable density offset)	0.55 FAR
	TOTAL:	3.15 FAR (151,008 sq.ft.)
Anticipated Building Form & Height	Apartment form up to six storeys	
Anticipated Maximum Unit Count	177 units (assuming 85% efficiency, 725 sq.ft. average unit size)	

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SITE #5: 7285 Kitchener Street – Non-Market Family Housing Development		
Ownership	City	
Address	7285 Kitchener Street	
Gross Site Area	7,877 m ² (84,787 sq.ft.)	
Recommended Zoning & Maximum Density	RM2 (rental)	0.9 FAR
	RM2r (rental)	0.9 FAR
	TOTAL:	1.80 FAR (152,617 sq.ft.)
Anticipated Building Form & Height	Townhouse form up to four storeys	
Anticipated Maximum Unit Count	141 (assuming 100% efficiency, 1,082 sq.ft. average family unit size ³)	

SITE #6: Portion of Bevan Lands – Non-Market Rental Housing Development		
Ownership	City	
Addresses	6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street	
Gross Site Area	9,303 m ² (100,147 sq.ft.), including road closure area	
Recommended Zoning & Maximum Density	RM3r	1.0 FAR (100,147 sq.ft.)
Anticipated Building Form & Height	Apartment form up to four storeys	
Anticipated Maximum Unit Count	108 units for rental apartment component (assuming 85% efficiency, 788 sq.ft. average unit size ⁴)	

SITE #7: 6025 Sussex Avenue – Non-Market Rental Housing Development		
Ownership	Federal	
Address	6025 Sussex Avenue	
Gross Site Area	2,865 m ² (30,839 sq.ft.) including lane closure area	
Recommended Zoning & Maximum Density	RM5s base + bonus (rental)	5.0 FAR (of which 1.6 FAR is density bonus)
	RM5r (rental)	2.2 FAR
	RM5r (100% affordable density offset)	1.1 FAR
	TOTAL:	8.3 FAR (255,964 sq.ft.)
Anticipated Building Form & Height	Single high rise apartment atop townhouse podium	
Anticipated Maximum Unit Count	300 (assuming 85% efficiency, 725 sq.ft. average unit size)	

³ The 1,082 sq.ft. average unit size is based on an average of BC Housing's minimum dwelling unit floor area for a two bedroom townhouse unit (969 sq.ft.) and a three bedroom townhouse unit (1,195 sq.ft.).

⁴ The 788 sq.ft. average unit size is derived specifically from Mosaic Homes' conceptual proposal – see details in *Appendix A*.

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Given the City's housing objectives, it is expected that all sites are utilized fully for rental housing, with the exception of Site #1, which will be required to provide a ground-level commercial component based on community plan and zoning district requirements. Further, it is anticipated that, where density offset is available, the full density offset will be applied. Finally, it is noted that four of the seven sites are located in Town Centres and therefore have density bonus potential. Uptake of this density on Site #6 is not certain given topographical conditions and site constraints. However, it is anticipated that additional floor area associated with the available density bonus can be appropriately integrated into buildings on Sites #3, #4, and #7 while maintaining appropriate relationships with adjacent uses. This additional floor area would support development of an additional 11 units of non-market housing at Site #3, 22 units at Site #4, and 58 units at Site #7 (included in the overall projected unit counts). Council has therefore approved a City contribution of up to 0.1 FAR, 0.4 FAR and 1.6 FAR of density bonus floor area for Sites #3, #4, and #7 respectively, subject to rezoning approval.

4.0 PROPOSED MEMORANDUM OF UNDERSTANDING WITH BC HOUSING

BC Housing has expressed an interest in entering into a multi-year partnership with the City to develop new social, affordable, and supportive housing in Burnaby, and has indicated a willingness to enter into a Memorandum of Understanding (MOU) with the City to document a partnership approach to developing the seven sites described above. Given both parties' mutual interest in providing homes for all residents on the housing continuum, staff have been authorized to develop an MOU with BC Housing, for Council approval. Although a final MOU will be determined through further detailed discussions and negotiations, it would likely include provisions for the following, subject to the review and approval of all parties:

Both partners would:

- identify and effectively address gaps in the housing supply, utilizing the City's land and BC Housing's *Building BC: Community Housing Funding* programs and BC Housing financing;
- participate in the selection and terms of engagement of project sponsors (e.g. non-profit housing agencies, co-ops, or government housing entity, i.e. the Provincial Rental Housing Corporation or Metro Vancouver Housing Corporation);
- determine the appropriate building program for each site, including opportunities to include commercial uses, child care centres, social and health services space, and/or low-barrier job creation space;
- work together and work with the project sponsor to ensure a pro-active and coordinated approach towards communication; and,
- consider a portfolio approach to the sites, as there are benefits to sites being developed by a single housing provider (e.g. pooling of resources, cross-subsidization, and possible economies of scale).

The City of Burnaby would:

- lease the sites to a non-profit society, non-profit housing co-operative, or to a government housing entity (i.e. the Provincial Rental Housing Corporation or Metro Vancouver Housing Corporation) as required, for a term of 60 years or longer at a nominal rate;
- provide expedited processing of all civic approvals, including rezoning, Preliminary Plan Approval, and building permit approvals, in coordination with BC Housing; and,
- make a financial contribution using Community Benefit Bonus Housing Funds to offset City-related permit fees and servicing costs, subject to Council review and approval, in order to deliver deeper levels of housing affordability.

BC Housing would:

- together with other partners (e.g. the federal government, corporate and private financiers and donors, non-profit/co-op housing and service providers, etc.), fund and finance development of the new housing projects;
- provide operating subsidies, where required (e.g. for projects targeting low-income and/or households at risk of homelessness that require additional staffing levels, non-clinical support services onsite);
- pay all the costs for the demolition of any improvements located on the sites and the removal of all debris, with the exception of any costs to remove hazardous materials; and,
- be responsible for managing the agreement with the agreed-upon operator, and ensure that affordability of the units is maintained over time.

The seven sites described in this report will be subject to the MOU. However, as other partnership opportunities may be identified in the future, the MOU will be drafted such that additional partnership sites can be included in the future through an addendum, subject to Council approval.

5.0 NEXT STEPS AND TARGET DATES

The general approach for this initiative is described in Section 5.1. Sites #6 and #7 require some special consideration, as detailed in Sections 5.2 and 5.3.

5.1 General Approach

In line with Recommendation #15 in the *Mayor's Task Force on Community Housing Final Report*, an expedited approvals process will be applied to projects advanced under this partnership initiative. On a preliminary basis, next steps and their target dates are:

1. ***Development of MOU (October 2019).*** Staff will continue discussions with BC Housing and develop an MOU that sets out the proposed partnership.

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2. **Council approval of MOU (October 2019).** Once the MOU is drafted, staff will report back to Council for its final approval. Should Council approve the terms of the MOU, the document would be executed by both parties.
3. **Funding Search (October 2019 to Ongoing).** It is desirable for all projects advanced under this initiative to be largely supported through BC Housing's funding programs (see Step 5). However, as there is the possibility that not all sites would qualify for BC Housing's funding programs and in order to deliver deeper levels of affordability, staff will search for and pursue funding from other sources, such as the CMHC Seed Funding program, which offers interest-free loans and/or non-repayable contributions to help with costs related to pre-development activities.
4. **Pre-zoning of Sites #1 to #6 (October 2019 to Spring 2020).** The City will act as the initial project sponsor for Sites #1 to #6. In this role, the City will complete Comprehensive Development rezoning applications for the six sites, which would establish development guidelines including: permitted land use(s), density, general building height and form, and general residential unit count. As part of the rezoning process, preliminary servicing requirements (e.g. road dedications, public realm improvements, infrastructure upgrades) would be identified, preliminary civil designs and estimates completed, and specific Council approval sought for the use of Community Benefit Bonus Housing Funds to offset City-related permit fees and servicing costs. Completion of this step, desirably within a six month expedited timeframe, would demonstrate the City's commitment to the projects, provide clarity on the development potential and expectations for the sites, and place the City in a strong position to obtain BC Housing funding (see Step 5).
5. **Community Housing Fund Application for Sites #1 to #6 (Spring 2020 to Fall 2020).** It is anticipated that BC Housing's next call for proposals for new rental housing units under its *Building BC: Community Housing Fund (CHF)* program will be in spring 2020, with a closing date anticipated for the fall, and approval decisions by the end of 2020. The City, as the initial project sponsor, would be the applicant for program funds for Sites #1 to #6.
6. **Request for Proposals for Development Partners for Sites #1 to #5 (Spring 2020 to December 2020).** Concurrent with the City's application for provincial funding would be City preparation of a Request for Proposals (RFP) or other appropriate mechanism to identify suitable development partners and operators for Sites #1 to #5. Respondents to the RFP would be required to meet certain eligibility criteria (e.g. non-profit status with strong financial capability and related project experience, or government housing entity), and demonstrate ability to adhere to the targeted affordability objectives and development guidelines established by the Comprehensive Development zoning for each site. This time would also be used for the City to complete detailed civil designs and estimates for the sites.

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7. **Site Specific Development Approvals for Sites #1 to #5 (2021).** Successful respondents to the City's RFP will assume project sponsorship and be required to complete site specific rezoning applications in accordance with the Comprehensive Development guidelines established in Step 4 to specifically determine the form and character of the buildings to be developed on the sites. All required legal agreements (e.g. lease agreements, Section 219 Covenants, Housing Agreements, servicing construction contracts) would be executed according to established policies and practices. Preliminary Plan Approval and Building Permit applications would also be completed by the applicant. Site specific development approvals would be expedited. If necessary, Council approval will be sought for any adjustments to the use of Community Benefit Bonus Housing Funds to offset City-related servicing costs, based on the final, detailed civil designs.
8. **Construction (commencing late 2021).** Building construction is targeted to commence in late 2021.

5.2 Approach for Site #6 – Portion of Bevan Lands

It is noted that Site #6 forms part of a larger development assembly referred to by staff as the "Bevan Lands". The Bevan Lands site is comprised of 21 properties, 18 of which are owned by the City (including the whole of Site #6) and three are owned by Mosaic Homes. While Site #6 will be advanced as part of this partnership initiative, development of Site #6 relies on concurrent development of the balance of the Bevan Lands to the southeast. This is due to the substantial grades of the overall Bevan Lands, the resultant limited locations for vehicular access, and private ownership of three of the lots by Mosaic Homes. To that end, the City has been working with Mosaic Homes to explore a suitable development concept for the overall Bevan Lands. It appears there is an opportunity for an affordable home ownership townhouse development (218 units), supported by BC Housing's Housing Hub program, to be pursued concurrently on the balance of the Bevan Lands site. Further information on the overall Bevan Lands development concept is contained in **Appendix A**.

Due to the unique circumstances for Site #6, rather than including this site in the call for development partners, Council has approved Mosaic Homes (or a designated alternative should the three privately owned lots transact to another developer) as the development partner for this site, on the proviso that site specific rezoning applications by Mosaic Homes for both Site #6 and the balance of the Bevan Lands for an affordable home ownership development be pursued concurrently. An agreement securing this arrangement would be pursued. The operating partner for the non-market housing of Site #6 would be determined as part of the site specific rezoning process that would be undertaken by Mosaic.

5.3 Approach for Site #7 – 6025 Sussex Avenue

Planning staff are in early discussions with CMHC staff to explore the re-development opportunities for this federally-owned site. This site is included in the MOU with BC Housing in

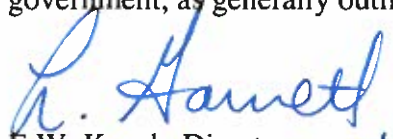
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order to provide clarity on BC Housing's role, should it engage as a partner at a later date. However, as the City does not hold agent authorization for the site, Site #7 has not been proposed to be pre-zoned with Comprehensive Development guidelines like the others, nor included in the City's CHF application or RFP processes that are expected to commence in 2020. Council has authorized staff to continue working with CMHC or other federal government staff towards the advancement of Site #7 for the development of non-market housing on a partnership basis. Rezoning of this site would be pursued in the future, once a re-development approach is established and a development partner selected. Funding partners and sources would also be confirmed at a future time.

6.0 SUMMARY

Staff have identified seven sites in Burnaby that are suitable for the development of non-market housing, in partnership with senior levels of government. BC Housing has expressed an interest in entering a multi-year partnership with the City to develop new social, affordable, and supportive housing in Burnaby, and has indicated a willingness to enter into an MOU with the City to document a partnership approach to develop such housing on the sites. Together, the seven sites could generate over 1,300 rental units suitable for eligible low to moderate income households, including seniors and families with children. Due to topographical conditions and ownership circumstances related to Site #6, it is also anticipated that lands adjacent to Site #6 can be concurrently developed with 218 units of townhouses under an affordable home ownership program.

Overall, this opportunity aligns with numerous City policies regarding affordable housing. As such, Council has authorized staff to develop an MOU with BC Housing to document a partnership approach to develop non-market housing in Burnaby, and to bring forward seven sites in Burnaby for the development of non-market housing, in partnership with senior levels of government, as generally outlined in this report.

for: 
E.W. Kozak, Director
PLANNING AND BUILDING

KH:rh
Attachments

cc: Director Engineering
Director Finance
Director Corporate Services
Director Public Safety and Community Services
Director Parks, Recreation and Cultural Services
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



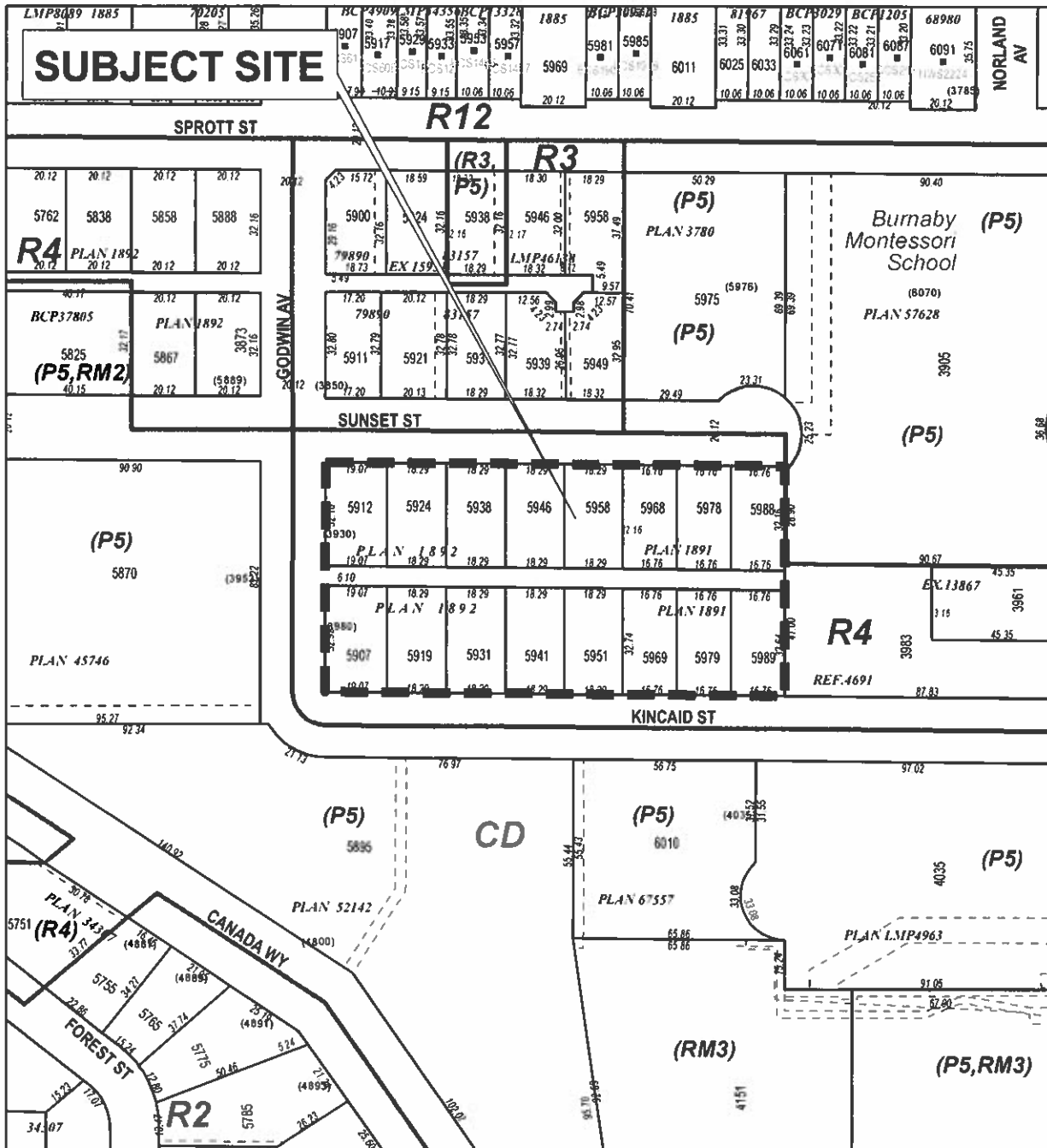
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**KEY MAP
POTENTIAL AFFORDABLE HOUSING PARTNERSHIP SITES**

Site Number



PLANNING & BUILDING DEPARTMENT



DATE:
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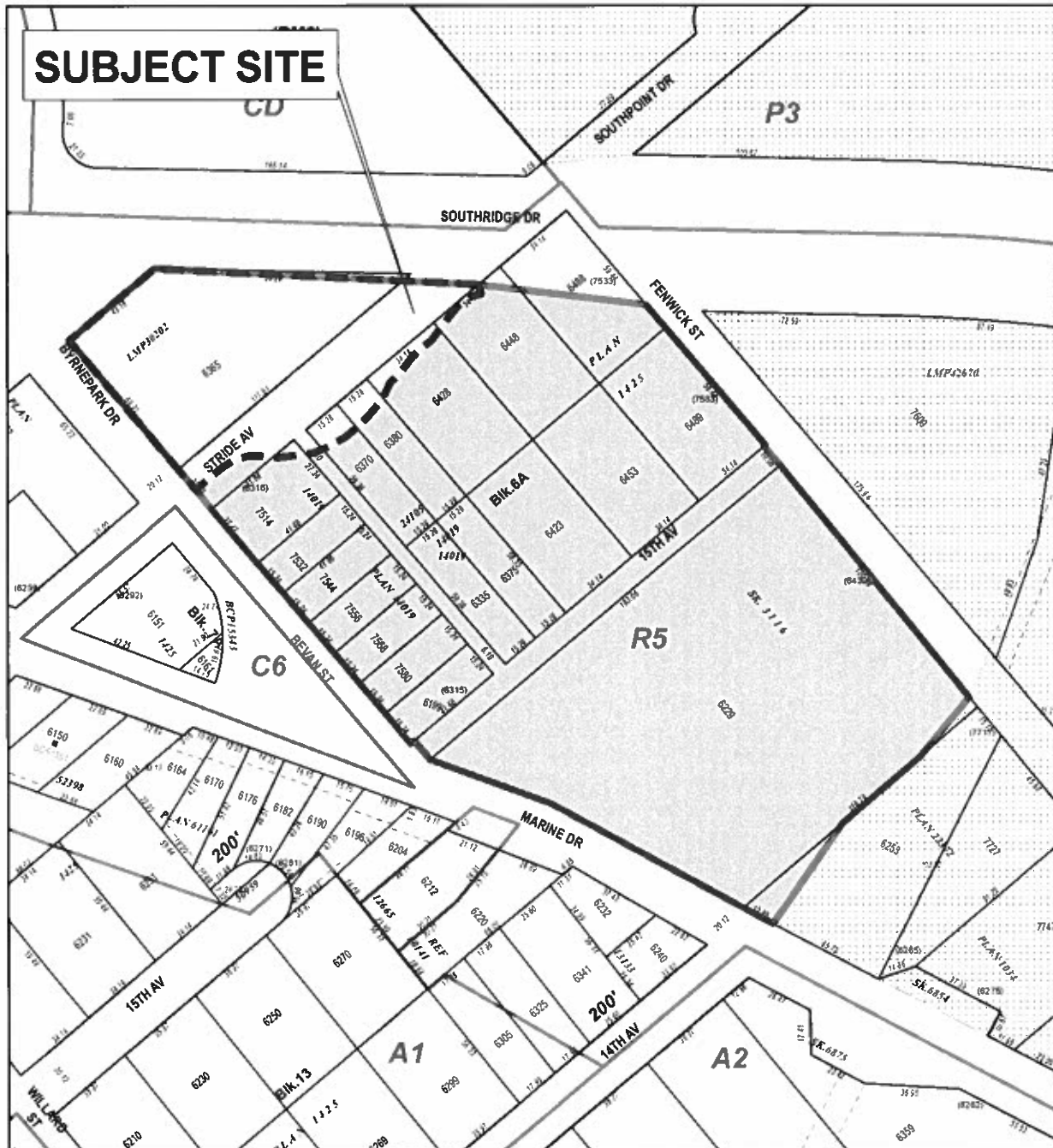
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SITE #2
POTENTIAL AFFORDABLE HOUSING PARTNERSHIP SITE
SUNSET STREET/ KINCAID STREET



Subject Site

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 09 2019

SCALE:
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SITE #6
POTENTIAL AFFORDABLE HOUSING PARTNERSHIP SITE
6365 STRIDE AVENUE, AND PORTIONS OF 6370, 6380, 6428, 6448 STRIDE AVENUE
AND 7514 BEVAN STREET



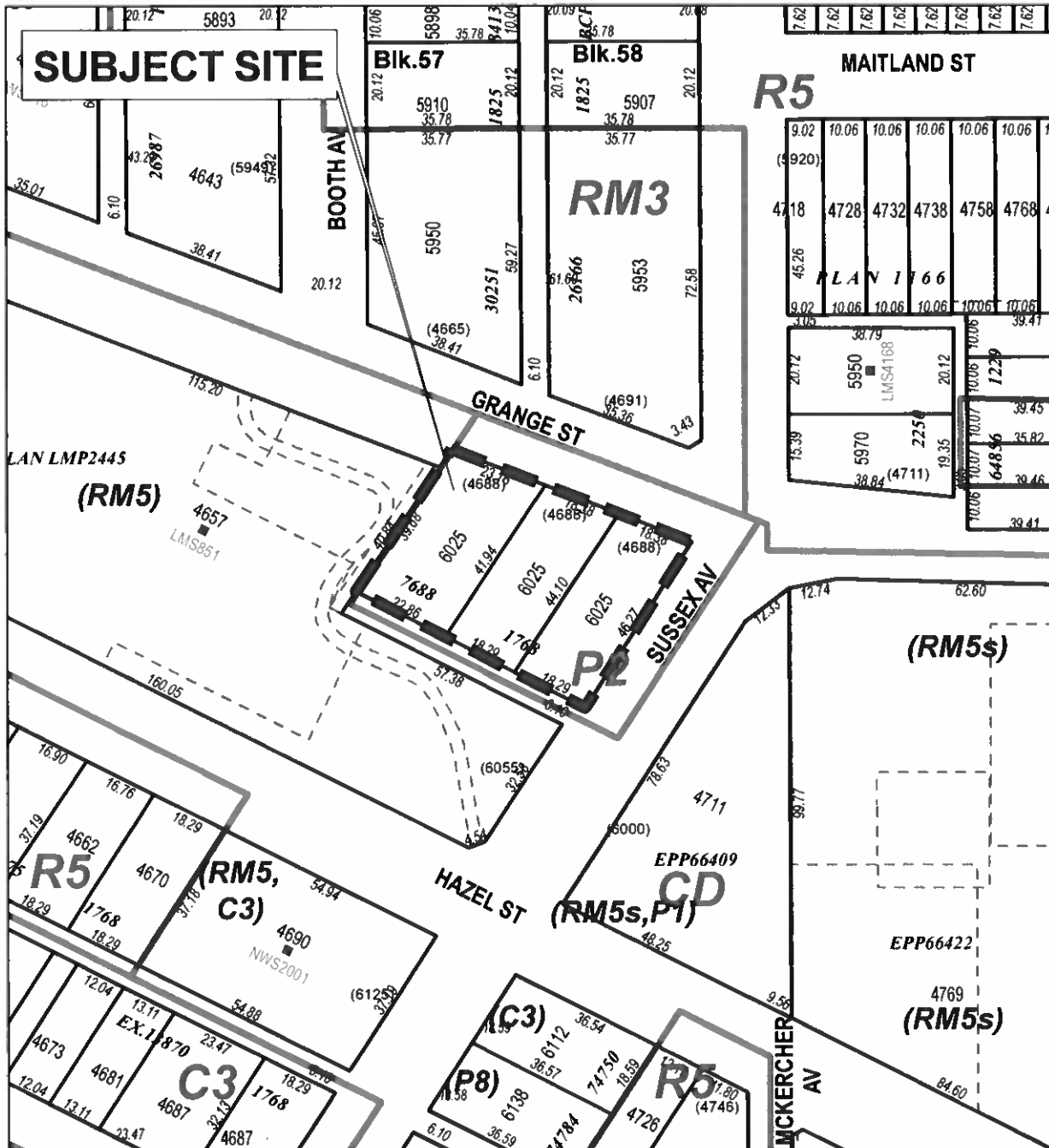
Subject Site



Overall Bevan
Lands Site



Future Potential
Affordable Homeownership
Site



PLANNING & BUILDING DEPARTMENT



DATE: SEP 09 2019

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SITE #7
POTENTIAL AFFORDABLE HOUSING PARTNERSHIP SITE
6025 SUSSEX AVENUE

 Subject Site

APPENDIX A

Site #1: Royal Oak and Imperial – Non-Market Housing Development

Addresses: 6857 and 6875 Royal Oak Avenue

Gross Site Area: 3,219 m² (34,649 sq.ft.), subject to survey

Existing Zoning: M4 Special Industrial District

Existing Improvements: Two one-storey warehouse buildings

Community Plan Context & Designation:

The site is located in the Royal Oak Community Plan, on the west side of Royal Oak Avenue between Imperial Street and Beresford Street. It is designated for mixed-use commercial/residential development using the C9 Urban Village District.

Recommended Zoning & Maximum Density:

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
<u>RM3 (100% affordable density offset)</u>	<u>0.55 FAR</u>
Total	3.85 FAR (133,399 sq.ft.)

The recommended C9r, C9, RM3r, and RM3 zoning for the site is consistent with the site's community plan designation.

Targeted Client Group & Affordability: General, mixed affordability

Anticipated Building Form & Height: Apartment form up to six storeys

Anticipated Maximum Unit Count: 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

Site #2: Sunset/Kincaid – Non-Market Seniors Housing Development

Addresses: 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

Gross Site Area: 10,144 m² (109,189 sq.ft.), subject to survey

Existing Zoning: R4 Residential District

Existing Improvements: None. Site is treed and undeveloped.

Community Plan Context & Designation:

The site is located in Central Administrative Plan area, bounded by Sunset Street to the north, Godwin Avenue to the west, Kincaid Street to the south, and privately and City-owned properties to the east. It is designated for institutional development.

Recommended Zoning & Maximum Density:

RM3r (rental)	1.10 FAR
<u>P5 (institutional seniors rental)</u>	<u>0.80 FAR</u>
Total	1.90 FAR (207,459 sq.ft.)

The recommended RM3r and P5 zoning for the site, in line with the intent of the site's community plan designation, would allow various types of seniors housing, including market rental, supportive housing, and complex care beds.

Targeted Client Group & Affordability: Seniors, mixed affordability

Housing in the Central Administrative Area west of Norland Avenue is predominately provided for seniors, notably by the Dania Society's campus of care. The campus of care model provides a range of housing options and services within buildings that are located on the same property or in close proximity to one another. Seniors remain in familiar surroundings as they age in one location, transitioning from independent living, supportive living, and long-term or continuing care as required. Given the health and social benefits of the campus of care model, it is recommended that housing development on this site be targeted towards seniors.

Anticipated Building Form & Height: Apartment form up to six storeys

Anticipated Maximum Unit Count: 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

Site #3: 6488 Byrnespark Drive – Non-Market Housing Development

Addresses: 6488 Byrnespark Drive

Gross Site Area: 8,500 m² (91,493 sq.ft.), subject to survey

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

Existing Improvements: None. Site is treed and undeveloped

Community Plan Context & Designation:

The site is within Sub-Area 3 of the Edmonds Town Centre Plan, on the east side of Byrnespark Drive north of Southridge Drive. It is designated for “Ground-oriented Multiple Family Housing” which is accommodated under low and medium density forms and is intended to be rezoned to the RM2 District.

Recommended Zoning & Maximum Density:

RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
<u>RM2r (rental)</u>	<u>0.90 FAR</u>
Total	1.90 FAR (173,837 sq.ft.)

The recommended RM2 and RM2r zoning for the site is consistent with the site’s community plan designation.

Targeted Client Group & Affordability: General, mixed affordability

Anticipated Building Form & Height: Apartment form up to six storeys

Anticipated Maximum Unit Count: 204 (assuming 85% efficiency, 725 sq.ft. average unit size)

Additional Notes & Considerations:

The maximum 1.90 FAR proposed for the site would not ordinarily result in a building form up to six storeys. However, an environmental assessment conducted in connection with Rezoning Reference #18-09 at the adjacent 6438 Byrnespark Drive uncovered a small anthropogenic ephemeral creek which originates from 6488 Byrnespark Drive and bisects 6438 Byrnespark Drive. The City’s Environmental Review Committee accepted the proposal from the developer of 6438 Byrnespark Drive to relocate a portion of the creek from 6438 Byrnespark Drive onto 6488 Byrnespark Drive, so as to maximize the developable area on both sites. The creation of a 20 m riparian area, to be placed under a Section 219 Covenant to ensure its continued protection and maintenance, is also a condition of Rezoning Reference #18-09. The protected

riparian area on 6488 Byrnespark Drive extends 14.2 m along the south property line and amounts to approximately 17% of the overall site area. Permitted density must be distributed in buildings sited outside of the riparian area, and thus slightly higher building forms are to be expected.

Site #4: Kingsway and 16th – Non-Market Housing Development

Addresses: 7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16th Avenue; 7411 15th Avenue

Gross Site Area: 4,454 m² (47,939 sq.ft.) including lane closure area, subject to survey

Existing Zoning: R5 Residential District

Existing Improvements: 7390 16th Avenue is improved with an older single-family dwelling that is in the City's rental dwelling portfolio. All other properties are vacant.

Community Plan Context & Designation:

The site is located within Sub-Area 1 of the Edmonds Town Centre Plan, on the north side of Kingsway between 15th and 16th Avenues. It is designated for multiple-family development using the RM2 Multiple Family Residential District.

Recommended Zoning & Maximum Density:

RM3s based + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
RM3r (rental)	1.10 FAR
RM3s (100% affordable density offset)	0.55 FAR
Total	3.15 FAR (151,008 sq.ft.)

The recommended RM3s and RM3r zoning for the site will require a minor amendment to the Edmonds Town Centre Plan. This is considered supportable, as the Mayor's Task Force on Community Housing Final Report encourages the practice of approving additional density for projects providing below-market rental housing as a "Quick Start".

Targeted Client Group & Affordability: General, mixed affordability

Anticipated Building Form & Height: Apartment form up to six storeys

Anticipated Maximum Unit Count: 177 units, based on 85% efficiency and 725 sq.ft. average unit size.

Site #5: 7285 Kitchener Street – Non-Market Family Housing Development

Address: 7285 Kitchener Street

Gross Site Area: 7,877 m² (84,787 sq.ft.), subject to survey

Existing Zoning: CD Comprehensive Development District (based on RM1 Multiple-Family Residential District as guidelines)

Existing Improvements: None. Site is treed and undeveloped

Community Plan Context & Designation:

The site is located within the Montecito Urban Village Plan, on the north side of Kitchener Street, east of Duthie Avenue. It is designated for multiple-family development using the RM1 Multiple Family Residential District.

Recommended Zoning & Maximum Density:

RM2 (rental)	0.90 FAR
RM2r (rental)	0.90 FAR
Total	1.80 FAR (152,617 sq.ft.)

The recommended RM2s and RM2r zoning for the site will require a minor amendment to the Montecito Urban Village Plan. This is considered supportable, as the Mayor's Task Force on Community Housing Final Report encourages the practice of approving additional density for projects providing below-market rental housing as a "Quick Start".

Targeted Client Group & Affordability: Families with children, mixed affordability

Site #5 is anticipated to be the only townhouse (rental) site amongst the seven sites that are currently considered as part of this initiative. Since ground-oriented housing lends itself well to families with children, it is proposed that affordable homes on this site be targeted towards this group. It is further noted that this site is within 900 m of Lochdale Community School and 2.3 km from Burnaby North Secondary School.

Anticipated Building Form & Height: Townhouse form up to four storeys

Anticipated Maximum Unit Count: 141 units, based on 100% efficiency and 1,082 sq.ft. average family unit size.

Additional Notes & Considerations:

A “ditch” has been identified along the north property line. Further investigation by an environmental consultant will be required to determine if stream classification and riparian setback areas are necessary. If so, permitted density would be required to be distributed in buildings sited outside of the riparian area, and thus slightly higher building forms may be required.

Site #6: Portion of Bevan Lands – Non-Market Housing Development

Addresses: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

Gross Site Area: 9,303.6 m² (100,147 sq.ft., or 2.29 acres) including road closure area, subject to survey

Existing Zoning: R5 Residential District

Existing Improvements: Two lots improved with older single family dwellings, with the remaining lots treed and undeveloped.

Community Plan Context & Designation:

The subject site is located within Sub-Area 3 of the Edmonds Town Centre Plan, at the southeast corner of Southridge Drive and Byrnpark Drive. It forms part of a larger, 5.19 hectare (12.83 acre) site comprised of 21 properties commonly referred to by staff as the “Bevan Lands”. Eighteen of the properties are owned by the City and three are owned Mosaic Homes. The overall Bevan Lands site is designated for multiple-family development using the RM3 Multiple Family Residential District.

Overall Bevan Lands Development Concept:

Due to mixed ownership of the Bevan Lands, the City has been working with Mosaic Homes to determine a suitable development concept for the overall Bevan Lands site over the past 12 years.

A detailed study of the Lands has revealed that while the Edmonds Town Centre Plan designates the site for multiple-family development using the RM3 District as guidelines, with a maximum density of 0.9 FAR with surface parking and 1.1 FAR with underground parking, substantial grades on the site make both vehicular access and the development of underground parking structures challenging. The most feasible development approach appears to be townhouses with surface parking, with a small component of low-rise apartments with underground parking at the northwesterly portion of the site.

The current proposal is to create a 0.93 hectare (2.29 acre) non-market apartment development site at the northwestern corner of the overall Bevan Lands site, Site #6, comprised of seven lots or portion of lots that are owned by the City. Site #6 would be advanced as part of the non-market housing partnership with BC Housing. The balance of the Bevan Lands, which includes the three lots owned by Mosaic Homes and totalling approximately 4.27 hectares (10.5 acres), is proposed to accommodate an affordable home ownership townhouse development, supported by BC Housing's Housing Hub program, which helps middle-income households with incomes up to \$150,000 achieve home ownership. The affordable home ownership component of the overall Bevan Lands development proposal would be pursued concurrently with Site #6, but under a separate rezoning application.

Development Concept for Site #6:

- Gross Site Area: 0.93 hectares (2.29 acres), including road closure area, subject to survey
- Recommended Zoning & Maximum Density: RM3r (rental), 1.0 FAR (100,147 sq.ft.)
- Targeted Client Group & Affordability: General, mixed affordability
- Anticipated Building Form & Height: Two four-storey apartment buildings with underground parking
- Anticipated Maximum Unit Count: 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

Development Concept for Balance of Bevan Lands *(for information only – not part of MOU):*

- Gross Site Area: 4.27 hectares (10.5 acres), including road closure area, subject to survey
- Recommended Zoning & Maximum Density: RM2, 0.6 FAR (275,280 sq.ft.)
- Targeted Client Group & Affordability: Affordable home ownership
- Anticipated Building Form & Height: Townhouse form up to three storeys
- Anticipated Maximum Unit Count: 218 units, based on 100% efficiency and 1,263 sq.ft. proposed average unit size.

Site #7: 6025 Sussex Avenue – Non-Market Family Rental Housing Development

Address: 6025 Sussex Avenue

Gross Site Area: 2,865 m² (30,839 sq.ft.) including lane closure area, subject to survey

Existing Zoning: P2 Institutional District

Existing Improvements: Canada Post Office

Community Plan Context & Designation:

The site is located within the Ridge neighbourhood of the Metrotown Downtown Plan. It is designated for multiple-family development using the RM4s Multiple Family Residential District as guidelines.

Recommended Zoning & Maximum Density:

RM5s base and bonus (rental)	5.0 FAR (of which 1.6 FAR is density bonus)
RM5r (rental)	2.2 FAR
<u>RM5s (100% affordable density offset)</u>	<u>1.1 FAR</u>
Total	8.3 FAR (255,964 sq.ft.)

The recommended RM5s and RM5r zoning for the site will require a minor amendment to the Metrotown Downtown Plan. This is considered supportable, as the Mayor's Task Force on Community Housing Final Report encourages the practice of approving additional density for projects providing below-market rental housing as a "Quick Start".

If a postal facility is determined to be a required component of the site's redevelopment, a mixed-use designation for the site will be necessary, and would be supported by staff.

Targeted Client Group & Affordability: General, mixed affordability

Anticipated Building Form & Height: Single high rise apartment atop townhouse podium.

Anticipated Maximum Unit Count: 300 units, based on 85% efficiency and 725 sq.ft. average unit size.

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