



Item
Meeting 2019 November 18

COUNCIL REPORT

TO: CITY MANAGER 2019 November 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCES #19-54, 19-55, 19-56, 19-57, 19-58 and 19-59
Pre-zoning for non-market housing developments

ADDRESS:

1. Rezoning Reference #19-54
6857 and 6875 Royal Oak Avenue
(see *attached* Sketches #1 and 2)
2. Rezoning Reference #19-55
5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907,
5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street
(see *attached* Sketches #3 and 4)
3. Rezoning Reference #19-56
6488 Byrnpark Drive
(see *attached* Sketches #5 and 6)
4. Rezoning Reference #19-57
7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16th Avenue; 7411 15th
Avenue
(see *attached* Sketches #7 and 8)
5. Rezoning Reference #19-58
7285 Kitchener Street
(see *attached* Sketches #9 and 10)
6. Rezoning Reference #19-59
6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue
and 7514 Bevan Street
(see *attached* Sketches #11 and 12)

LEGAL: See Schedule A through F (*attached*)

FROM: See Schedule A through F (*attached*)

TO: See Schedule A through F (*attached*)

APPLICANT: City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

PURPOSE: To seek Council authorization to forward these applications to a Public Hearing on 2019 December 10.

RECOMMENDATIONS:

1. **THAT** Rezoning Bylaws for Rezoning References #19-54, 19-55, 19-56, 19-57, 19-58 and 19-59 be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 at 6:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 50-2016, Bylaw 13674, (Rezoning Reference #14-47) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-54.
3. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 4.2.6 of this report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-55.
4. **THAT** an amendment to the Edmonds Town Centre Plan as outlined in Section 4.4.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-57.
5. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 11-2016, Bylaw 13587, (Rezoning Reference #14-39) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-57.
6. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 4.4.6 of this report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-57.
7. **THAT** an amendment to the Montecito Urban Village Plan as outlined in Section 4.5.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-58.
8. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 4.6.8 of this report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-59.
9. **THAT** copies of this report be sent, for information purposes, 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.

10. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-54 (Site #1):
 - a) The submission of development guidelines.
 - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c) The dedication of any rights-of-way deemed requisite.
 - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
 - e) The consolidation of the net project site into one legal parcel.
11. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-55 (Site #2):
 - a) The submission of development guidelines.
 - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c) The dedication of any rights-of-way deemed requisite.
 - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
 - e) The approval of the Ministry of Transportation to the rezoning application.
 - f) The completion of the Highway Closure Bylaw.
 - g) The consolidation of the net project site into one legal parcel.
12. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-56 (Site #3):
 - a) The submission of development guidelines.
 - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

- c) The dedication of any rights-of-way deemed requisite.
 - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
13. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-57 (Site #4):
- a) The submission of development guidelines.
 - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c) The dedication of any rights-of-way deemed requisite.
 - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
 - e) The completion of the Highway Closure Bylaw.
 - f) The consolidation of the net project site into one legal parcel.
14. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-58 (Site #5):
- a) The submission of development guidelines.
 - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c) The dedication of any rights-of-way deemed requisite.
 - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
15. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-59 (Site #6):
- a) The submission of development guidelines.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- c) The dedication of any rights-of-way deemed requisite.
- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
- e) The completion of the Highway Closure Bylaw.
- f) The consolidation of the net project site into one legal parcel.

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 are developing a Memorandum of Understanding (MOU) with BC Housing to document a partnership approach to establish terms to develop non-market housing in Burnaby. The *Final Report* also recommends that seven sites in the City be brought forward for the development of non-market housing, in partnership with senior levels of government. The subject report is intended to advance rezoning applications for the six City-owned sites. As the City does not own Site #7, staff will continue to work with Canada Mortgage and Housing Corporation (CMHC) or other relevant federal government staff to advance this site for non-market housing development on a partnership basis.

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 increasing the supply of affordable rental housing (Recommendation #12).

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.

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 BACKGROUND

- 3.1 On 2019 October 07, Council received a report that included a number of recommendations, including that staff initiate rezoning applications for six City-owned sites, for the development of non-market housing, in partnership with senior levels of government (see *Attachment #1* containing key map), and that Council approve in principle the contribution of Community Benefit Bonus Housing funds towards City-related permit fees and servicing design and construction costs associated with rezoning applications for these sites. As such, through rezoning applications included in this report, staff are seeking to pre-zone the six sites utilizing the Comprehensive Development District and to establish development guidelines including: permitted land use(s), density, general building height and form, and general residential unit count (see Appendix A *attached*). The guidelines include consideration of Council's recently adopted *Rental Use Zoning Policy and Initial Implementation Framework*. As part of the rezoning applications and a concurrent Engineering Consulting Services Request for Proposals (RFP) process, preliminary servicing requirements (e.g. road dedications, public realm improvements, and infrastructure upgrades) are being identified, and detailed civil designs and cost estimates are being completed. Funding for the offsite servicing designs through the use of Community Benefit Bonus Housing Funds is being sought through a further report to the Financial Management Committee (FMC). Specific Council approval for final servicing construction costs and City-related permit fees will be sought at a future date.
- 3.2 Pre-zoning the six sites in an expedited timeframe, identifying preliminary servicing requirements, and developing civil designs and estimates demonstrates the City's commitment to the non-market housing development projects, provides clarity on the development potential and expectations for the sites, and places the City and its non-profit development partners in a strong position to obtain BC Housing funding under its *Building BC: Community Housing Fund (CHF)* program in spring 2020 and CMHC funding under its *National Housing Co-Investment Fund*. Through this report, staff are implementing the Council-adopted recommendation to pre-zone six non-market housing sites in partnership with senior levels of government.
- 3.3 Following another recommendation from the above noted 2019 October 07 report, staff have been working to execute a Memorandum of Understanding with BC Housing regarding a multi-year partnership with the City to develop non-market housing in Burnaby. At this meeting, Council also approved in principle an approach for a Request for Proposals (RFP) for Sites #1 through #5 to identify suitable development partners and operators. 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 to demonstrate the ability to adhere to the targeted affordability objectives and development guidelines established by the Comprehensive Development zoning for each site. Successful respondents to the City's RFP will assume project sponsorship and be required to complete further, more detailed site specific rezoning applications in accordance with the Comprehensive Development guidelines

established through these subject rezoning applications. Further details on the RFP process will be presented for Council approval in a future report.

- 3.4 Each site presents a unique opportunity to provide non-market housing. Together, the six sites potentially yield over 1,000 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.
- 3.5 Given the City's housing objectives, it is expected that all sites are utilized fully for residential rental housing, with the exception of Site #1 (Rezoning Reference #19-54), 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 three of the six sites are located in Town Centres and therefore have density bonus potential. Uptake of this density is not certain given topographical conditions and site constraints. However, the final determination on the use of additional floor area associated with the available density bonus will be made available as part of the site specific rezoning applications for these Town Centre sites. However, to protect the opportunity to utilize available density bonus, Council has approved, in the 2019 October 07 report, a City contribution of up to 0.1 FAR, and 0.4 FAR of density bonus floor area for Sites #3 (Rezoning Reference #19-56), and #4 (Rezoning Reference #19-57) respectively, subject to site specific rezoning approval.
- 3.6 It should be noted that staff are still in discussion with CMHC regarding the development of non-market housing at their site located at 6025 Sussex Avenue (Site #7). A separate rezoning application may be advanced for this site at a future date.
- 3.7 It is recommended that each rezoning application be advanced to Public Hearing as development guidelines have been established for each site.

4.0 SITE REZONING APPLICATIONS – CONTEXT AND GENERAL COMMENTS

Each of the six sites is proposed for rezoning under individual Rezoning Reference numbers and is discussed individually in more detail below. It should be emphasized that none of the subject rezoning applications are seeking approval for specific new development at this time. Separate site specific rezoning applications for all new development on each site will be advanced for Council consideration in the future, each of which will require its own Public Hearing and include specific unit counts, and defined form and massing. Each site will also be required to meet site specific development related prerequisite conditions.

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.

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

SUBJECT: REZONING REFERENCE # 19-54
Site pre-zoning for non-market housing and grade-level commercial development
Royal Oak Community Plan

ADDRESS: 6857 and 6875 Royal Oak Avenue

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

PURPOSE: The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing and grade level commercial uses.

- 4.1.1 The subject site is located in the Royal Oak Community Plan, on the west side of Royal Oak Avenue, between Imperial Street and Beresford Street, and is currently improved with two one-storey warehouse buildings. The recommended C9, C9r Urban Village District, and RM3, RM3r Multiple Family Residential District zoning for the site is consistent with the site's medium-density community plan designation (see *attached* Sketches #1 and #2).
- 4.1.2 To the north is a privately owned single family residential dwelling, with an automotive repair shop beyond. To the south is a vacant property, with a low-rise building beyond. To the east, across Royal Oak Avenue is a mixed-use commercial/residential development constructed in 2012 under Rezoning Reference #06-46 and car washing establishment. To the west, across the lane, is a newer townhouse development constructed in 2014 under Rezoning Reference #11-25.
- 4.1.3 This site is currently the subject of Rezoning Reference #14-47, which proposes a four storey mixed-use development on the site, including 54 strata-titled apartment units. This rezoning has advanced through Public Hearing and received Second Reading on 2016 December 05. It is recommended that the rezoning bylaw be abandoned in order to pursue non-market housing on the site. If there is an opportunity to include a private developer as a partner on this initiative, the rezoning applicant for Rezoning Reference #14-47 would have the opportunity to bid on the site as part of a future public tender process.

- 4.1.4 Should there be an opportunity to acquire 6837 Royal Oak Avenue, the property immediately to the north of the subject site, and include it in the development assembly, a marginal increase in the unit count would be expected.
- 4.1.5 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Royal Oak Community Plan, the subject site, designated CD Comprehensive Development District, utilizing the C9, C9r, RM3, RM3r, and Districts as guidelines, could achieve a maximum residential development density of 3.65 Floor Area Ratio (FAR), and a commercial FAR of 0.20 for a total FAR of 3.85 (see *attached* Appendix A).
- 4.1.6 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a road dedication for future northbound left turn and taper lanes on Royal Oak Avenue; and,
 - an additional lane dedication should 6837 Royal Oak be added to the consolidation.

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

SUBJECT: REZONING REFERENCE # 19-55
Site pre-zoning for non-market housing development
Central Administrative Area Plan

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

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

PURPOSE: The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.2.1 The site is located in Central Administrative Area, bound by Sunset Street to the north, Godwin Avenue to the west, Kincaid Street to the south, and properties to the east. The treed and undeveloped site is designated for community institutional development. The recommended P5 Community Institutional District, and RM3r Multiple Family Residential District zoning for the site is consistent with the site's community institutional development designation and would allow various types of seniors housing,

including market rental, supportive housing, and complex care (see *attached* Sketches #3 and #4).

- 4.2.2 To the north across Sunset Street are single family dwellings and a place of public worship. To the east is another place of public worship and two City-owned properties (3961 and 3983 Norland Avenue) improved with older single-family homes, which are intended to form a three-lot development assembly. To the south across Kincaid Street are a large non-market housing development operated by New Chelsea Society, a place of public worship, and several properties that are owned by the Dania Society and developed with seniors non-market housing and a complex care facility. To the west, across Godwin Avenue, is an older market rental apartment building.
- 4.2.3 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.
- 4.2.4 On 2014 August 25, Rezoning Reference #12-23 advanced to Third Reading to permit the development of a new non-profit senior's residential campus comprised of a three storey 105 bed complex care facility and a four storey 105 unit Category B Supportive Housing facility. However, on 2015 March 31 the rezoning application was withdrawn.
- 4.2.5 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Central Administrative Area Plan, the subject site, designated for community institutional uses utilizing the P5 and RM3r Districts as guidelines, could achieve a maximum residential development density of 1.90 Floor Area Ratio (FAR) (see *attached* Appendix A).
- 4.2.6 Inclusive of the site is approximately 869.31 m² (9,357 sq.ft.) of unopened lane right-of-way. The completion of a Highway Closure Bylaw prior to Final Adoption of the subject rezoning application will be required.
- 4.2.7 Approval of the Ministry of Transportation would be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.2.8 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a dedication of to match the existing 15 m (49 ft.) radius for the completion of the Sunset Street cul-de-sac;
 - a 6 m (20 ft.) x 6 m (20 ft.) dedication required at Kincaid Street and Godwin Avenue to accommodate the curve; and,

- a 3 m (10 ft.) x 3 m (10 ft.) dedication on Sunset Street and Godwin Avenue at the south-east corner.

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

SUBJECT: REZONING REFERENCE # 19-56
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan

ADDRESS: 6488 Byrnepark Drive

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

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

PURPOSE: The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.3.1 The site is within Sub-Area 3 of the Edmonds Town Centre Plan area, on the east side of Byrnepark Drive north of Southridge Drive. The treed, undeveloped site is designated for “Ground-Oriented Multiple-Family Housing” using the RM2 Multiple Family Residential District as a guideline. The recommended RM2 and RM2r Multiple Family Residential District zoning for the site is consistent with the site’s community plan designation (see *attached* Sketches #5 and #6).
- 4.3.2 To the west and north of the site, across Byrnepark Drive, is Byrne Creek Ravine Park. Immediately to the east is Byrne Woods Park. To the south is a City-owned site that has conditionally been sold for development, subject to completion of Rezoning Reference #18-09, which proposes the development of a five-storey apartment building with underground parking, as well as townhousing with surface parking, utilizing CD (RM2, RM2r, RM3, RM3r) District. This development proposal received Second Reading on 2019 November 04.
- 4.3.3 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Edmonds Town Centre Plan, the subject site, designated CD Comprehensive Development District, utilizing RM2 and RM2r Districts as guidelines, could achieve a maximum residential development density of 1.90 Floor Area Ratio (FAR) of which 0.1 FAR is density bonus (see *attached* Appendix A).

4.3.4 The maximum 1.90 FAR proposed for the site would not ordinarily result in a six storey building. 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 the subject site. 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, in order to maximize the developable area on both sites. The creation of a 20 m (66 ft.) 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 (47 ft.) along the south property. Permitted density must be distributed in buildings sited outside of the riparian area, and thus slightly higher building forms are to be expected.

4.3.5 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:

- a 2 m (7 ft.) dedication along Byrnespark Drive is required.

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

SUBJECT: REZONING REFERENCE # 19-57
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan

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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

PURPOSE: The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

4.4.1 The site, located within Sub-Area 1 of the Edmonds Town Centre Plan, on the north side of Kingsway between 15th and 16th Avenues, is designated for multiple-family development using the RM2 Multiple Family Residential District (see *attached* Sketches #7 and #8). The recommended RM3s and RM3r zoning for the site will require a minor amendment to the Edmonds Town Centre Plan. The *Mayor's Task Force on Community Housing Final Report* provides a recommendation to increase the supply of affordable rental housing. Amending the Edmonds Town Centre Plan will enable the provision of

additional non-market housing, thereby addressing this recommendation, and as such is considered supportable.

- 4.4.2 The subject site comprises seven properties and is improved with one older single-family dwelling that is in the City's rental dwelling portfolio with all the other properties being vacant. To the east and west are townhouse developments. To the north are single-family dwellings designated for future townhouse development. To the southwest, across Kingsway, are single-family dwellings that are designated to remain as such.
- 4.4.3 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Edmonds Town Centre Plan, the subject site is designated CD Comprehensive Development District, utilizing the RM2 and RM2r Districts as guidelines. However, as described above, it is recommended that the site utilize RM3s and RM3r as guidelines in order to achieve a maximum residential development density of 3.15 Floor Area Ratio (FAR), of which 0.4 FAR is density bonus and 0.55 FAR is affordable density offset (see *attached* Appendix A).
- 4.4.4 This site is currently the subject of Rezoning Reference #14-39, which received Second Reading on 2016 May 09 and proposes a three storey, 42 unit, strata-titled townhouse development on the site. It is recommended that the rezoning bylaw be abandoned in order to pursue non-market housing. If there is an opportunity to include a private developer as a partner on this initiative, the rezoning applicant for Rezoning Reference #14-39 would have the opportunity to bid on the site as part of a future public tender process.
- 4.4.5 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a dedication of 513.6 m² (95,528 sq. ft.) along Kingsway;
 - a 3 m (10 ft.) x 3 m (10 ft.) corner truncation dedication located at 16th Avenue;
 - a triangular dedication of approximately 10.6 m² (114 sq. ft.) from the eastern property line of 7411 15th Avenue; and,
 - a statutory right-of-way will be required to provide a public connection from either 15th Avenue or 16th Avenue to the mid-block rear laneway, until such time as the laneway is closed through redevelopment.
- 4.4.6 The site also comprises of a portion of redundant lane right of way which is to be closed and included in the consolidated development site. The completion of a Highway Closure Bylaw prior to Final Adoption of the subject rezoning application will be required.

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

SUBJECT: REZONING REFERENCE # 19-58
Site pre-zoning for non-market housing development
Montecito Urban Village Plan

ADDRESS: 7285 Kitchener Street

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

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

PURPOSE: The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.5.1 The site is located within the Montecito Urban Village Plan in between Kitchener Street and Greystone Drive. The site, which is currently treed and undeveloped, is designated multiple-family development using the RM1 Multiple Family Residential District (see *attached* Sketches #9 and #10). The recommended RM2 and RM2r zoning for the site will require a minor amendment to the Montecito Urban Village Plan. The *Mayor's Task Force on Community Housing Final Report* provides a recommendation to increase the supply of affordable rental housing. Amending the Montecito Urban Village Plan will enable the provision of additional non-market housing, thereby addressing this recommendation, and as such is considered supportable.
- 4.5.2 To the east is a City-owned property that is designated for open space purposes. To the southeast across Kitchener Street is an existing townhouse development. Single and two-family dwellings that are designated for multiple-family development are located to the south and the west. To the north across Greystone Drive is landscape buffer with an established single and two-family dwelling neighbourhood beyond.
- 4.5.3 The anticipated townhouse form includes up to a maximum of four storeys. Under the adopted Montecito Urban Village Plan, the subject site is designated CD Comprehensive Development District, utilizing RM1 District as guidelines. However, as described above, it is recommended that the RM2 and RM2r guidelines apply in order to achieve a maximum residential development density of 1.80 Floor Area Ratio (FAR) (see *attached* Appendix A).
- 4.5.4 This site is anticipated to be the only townhouse site amongst the six proposed non-market housing sites. 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 (0.6 miles) of Lochdale Community School and 2.3 km (1.4 miles) from Burnaby North Secondary School.

- 4.5.5 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:

- a 1.2 m (4 ft.) dedication along Greystone Drive.

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

SUBJECT: REZONING REFERENCE # 19-59
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan

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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

PURPOSE: The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.6.1 The subject site is located within Sub-Area 3 of the Edmonds Town Centre Plan, at the southeast corner of Southridge Drive and Byrnespark Drive. It forms part of a larger, 5.19 hectare (12.83 acre) site comprised of 21 properties commonly referred to as the “Bevan Lands”. Eighteen of the properties are owned by the City and three are owned by Mosaic Homes. The overall Bevan Lands site is designated for multiple-family development using the RM3 Multiple Family Residential District (see *attached* Sketches #11 and #12) in the Edmonds Town Centre Plan.

- 4.6.2 Two lots on the subject portion of the site are improved with older single-family dwellings, with the remaining lots being vacant. Additional older single-family dwellings are located within the overall Bevan Lands site. To the south of the overall Bevan Lands site are single family dwellings in the Big Bend Development Plan area with agricultural properties beyond. To the west are a combination of City-owned and privately held sites designated for single family development or a future area rezoning in the Edmonds Town Centre Plan. To the east is the Fourteenth Avenue Ravine Park. To the north, across Marine Drive, are serviced City-owned lots, which are designated for ground-oriented residential development in the Edmonds Town Centre Plan under Rezoning Reference #18-09, which received Second Reading on 2019 November 04.

- 4.6.3 The Bevan Lands have been under study for the past 15 years and are considered key properties for the implementation of the southwestern quadrant of the Edmonds Town Centre Plan. The overall development concept proposed for these lands is for two apartment buildings with underground parking, up to a maximum of four storeys and a number of townhouses (ideally) under an affordable home ownership program, or other such approach that targets “missing middle” housing demand. The subject application will provide the necessary pre-zoning for the apartment portion of the site along with its development guidelines. In addition, this application will provide the preliminary servicing requirements and civil design drawings for the overall Bevan Lands.
- 4.6.4 The current proposal for the apartment site is to create a 0.93 hectare (2.29 acre) non-market apartment development 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 three lots owned by Mosaic Homes and totalling some 4.27 hectares (10.5 acres), is proposed to accommodate an affordable home ownership townhouse development, supported by BC Housing’s Housing Hub program, and be developed under a separate rezoning application (Rezoning Reference #16-39).
- 4.6.5 While Site #6 is proposed to be advanced as part of this BC Housing 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.

Due to the unique circumstances for Site #6, rather than including this site in the RFP for non-profit development partners, Council approved Mosaic Homes as the development partner for the 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 is being pursued and the operating partner for the non-market housing of Site #6 would be determined as part of the site specific rezoning process to be undertaken by Mosaic.

- 4.6.6 Another rezoning application (Rezoning Reference #16-39), which includes all of the Bevan Lands, will be advancing separately in due course. This other report seeks Council authorization to:
- initiate the site specific rezoning of the subject site;
 - authorize staff to negotiate the necessary partnership agreements with the applicant and BC Housing;
 - expedite delivery of rental units; and,
 - authorize the implementation of an affordable home ownership program for a portion of the lands.

Staff are seeking the subject rezoning application in order to secure necessary site servicing in a timely manner and to provide additional access to BC Housing's *Building BC: Community Housing Fund (CHF)* program in spring 2020 and CMHC funding under its *National Housing Co-Investment Fund* if required. As such, and because a development partner has been selected, the two rezoning applications (Rezoning Reference #19-59 and Rezoning Reference #16-39) may advance concurrently.

- 4.6.7 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a 12.8 m (42 ft.) dedication from existing painted centreline on Marine Drive;
 - a 12.8 m (42 ft.) dedication from south curb of existing centre median on Southridge Drive;
 - a 11.8 m (39 ft.) dedication from existing painted centreline on Byrnespark Drive;
 - an additional width of approximately 2 m (7 ft.) x 2 m (7 ft.) in the vicinity of each bus stop; and,
 - 3 m (10 ft.) x 3 m (10 ft.) corner truncations at all intersections.
- 4.6.8 The site also comprises of a portion of redundant road right of way which is to be closed and included in the consolidated development site. The completion of a Highway Closure Bylaw prior could be completed either under Rezoning Reference #16-39 or #19-59, whichever proceeds first.

4.7 GENERAL COMMENTS FOR ALL REZONING APPLICATIONS

In addition to the separately noted rezoning requirements detailed within each rezoning application above, all applications will be required to complete the following:

- Further prerequisite conditions for the sites will be determined as part of future site specific rezoning applications.
- Once a suitable plan of development conforming to the development guidelines being established as part of these subject rezoning applications is prepared, an amendment rezoning will be pursued for specific development of each site in the future.
- A servicing design RFP for the proposed development sites was issued on 2019 October 28 and will close on 2019 November 18. Phase I - Preliminary Design and Cost Estimates will be prepared by the successful engineering consultant team and are to be completed by 2020 March and Phase II – Detail Design and Cost Estimates are to be delivered by 2020 December. The scope includes design of services (water, storm, sewer, and roads/transportation) as well as:
 - 3rd party utilities designs (BC Hydro, Telus, Shaw, etc.) and coordination;
 - environmental soil site contamination investigation and recommendation;
 - environmental Knotweed investigation and recommendation;

- geotechnical investigation and recommendation; and,
 - hourly rate for inspectors for possible future inspection requirements.
-
- The RFP requires that soil and knotweed contamination are identified on the sites in order to be addressed in future site specific rezoning applications. Any geotechnical issues, and 3rd party utility requirements will also be required to be addressed in future site specific rezoning applications. The above noted servicing design costs are included under the Community Benefit Bonus Housing funds which were approved in principle on 2019 October 07 by Council.
 - It is intended that the City undertake the required servicing designs in order to offer project sponsors a site that is ready to be serviced, leased, and developed. Successful respondents to the City's RFP will assume project sponsorship and be required to complete separate site specific rezoning applications in accordance with the Comprehensive Development guidelines established in these subject rezoning applications to determine the form and character of the buildings. 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.

5.0 CONCLUSION

Staff recommend rezoning bylaw amendments to establish development guidelines for the six proposed non-market housing sites in order to provide a basis for future site specific rezoning applications. Overall, this opportunity aligns with a number of City policies regarding non-market housing and has the potential to deliver over 1,000 rental units for eligible low to moderate income households. This report provides general comments for all six sites as well as for individual rezoning applications for each site. The following are recommendations discussed within the report:

- Two sites (Rezoning References #19-57 and #19-58) require Community Plan amendments to permit an increase in density to provide additional below-market rental housing.
- Two sites (Rezoning References #19-54 and #19-57) require abandonment of existing Rezoning Bylaws.
- Three sites (Rezoning References #19-55, #19-57 and #19-59) require Highway Closure Bylaws.

In addition to the above recommendations, the following are prerequisite conditions detailed above:

- All sites require the submission of development guidelines, the granting of any necessary statutory rights-of-way, easements and/or covenants, the dedication of any rights-of-way

deemed requisite and the approval of suitable civil (offsite) designs by the Director of Engineering.

- Four sites (Rezoning References #19-54, #19-55, 19-57 and #19-59) require consolidation of the net project into one legal parcel.
- One site (Rezoning References #19-55) requires the approval of the Ministry of Transportation.

Pre-zoning the six sites, and delivering sites that are ready to be serviced and developed demonstrate the City's commitment to the non-market housing development projects, provides clarity on the development potential and expectations for the sites, and places the City in a strong position to obtain funding from other levels of government.



E.W. Kozak, Director
PLANNING AND BUILDING

KL:rh
Attachments

cc: City Solicitor
City Clerk

SCHEDULE A
REZONING 19-54

Address: 6857 Royal Oak Avenue

PID: 024-571-695

Legal Description: Parcel 1, District Lot 98, Group 1, New Westminster District Plan LMP42986

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 6875 Royal Oak Avenue

PID: 024-583-022

Legal Description: Parcel 2, District Lot 98, Group 1, New Westminster District Reference Plan LMP43130

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

SCHEDULE B
REZONING 19-55

Address: 5912 Sunset Street

PID: 012-409-511

Legal Description: Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5924 Sunset Street

PID: 012-409-545

Legal Description: Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5938 Sunset Street

PID: 012-409-618

Legal Description: Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5946 Sunset Street

PID: 012-409-669

Legal Description: Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5958 Sunset Street

PID: 012-409-707

Legal Description: Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5968 Sunset Street

PID: 012-409-138

Legal Description: Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5978 Sunset Street

PID: 012-409-146

Legal Description: Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5988 Sunset Street

PID: 012-409-189

Legal Description: Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5907 Kincaid Street

PID: 002-842-351

Legal Description: Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5919 Kincaid Street

PID: 002-840-910

Legal Description: Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5931 Kincaid Street

PID: 001-775-219

Legal Description: Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5941 Kincaid Street

PID: 001-775-201

Legal Description: Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5951 Kincaid Street

PID: 001-775-197

Legal Description: Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5969 Kincaid Street

PID: 012-409-308

Legal Description: Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5979 Kincaid Street

PID: 012-409-260

Legal Description: Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 5989 Kincaid Street

PID: 012-409-227

Legal Description: Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

SCHEDULE C

REZONING 19-56

Address: 6488 Byrnepark Drive

PID: 023-546-212

Legal Description: Lot 7, District Lots 171, And 155a Group 1, New Westminster District Plan LMP30202

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

To: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

SCHEDULE D

REZONING 19-57

Address: 7510 Kingsway

PID: 003-326-161

Legal Description: Lot 1, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 7516 Kingsway

PID: 003-206-521

Legal Description: Lot 2, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 7526 Kingsway

PID: 003-407-110

Legal Description: Lot 3, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 7536 Kingsway

PID: 002-981-637

Legal Description: Lot 4, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 7390 16th Avenue

PID: 003-240-606

Legal Description: Lot 21, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 7398 16th Avenue

PID: 004-320-255

Legal Description: Lot 20, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: 7411 15th Avenue

PID: 002-750-660

Legal Description: Lot 5, Block 28, District Lot 29, Group 1, New Westminster District Plan 4215

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

SCHEDULE E

REZONING 19-58

Address: 7285 Kitchener Street

PID: 006-330-223

Legal Description: Lot 300, District Lot 135, Group 1, New Westminster District Plan 42113

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District as guidelines)

To: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

SCHEDULE F

REZONING 19-59

Address: 6365 Stride Avenue

PID: 023-546-361

Legal Description: Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: A Portion of 6370 Stride Avenue

PID: 003-275-019

Legal Description: Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: A Portion of 6380 Stride Avenue

PID: 009-299-971

Legal Description: Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: A Portion of 6428 Stride Avenue

PID: 012-162-655

Legal Description: Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: A Portion of 6448 Stride Avenue

PID: 002-818-159

Legal Description: Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

Address: A Portion of 7514 Bevan Street

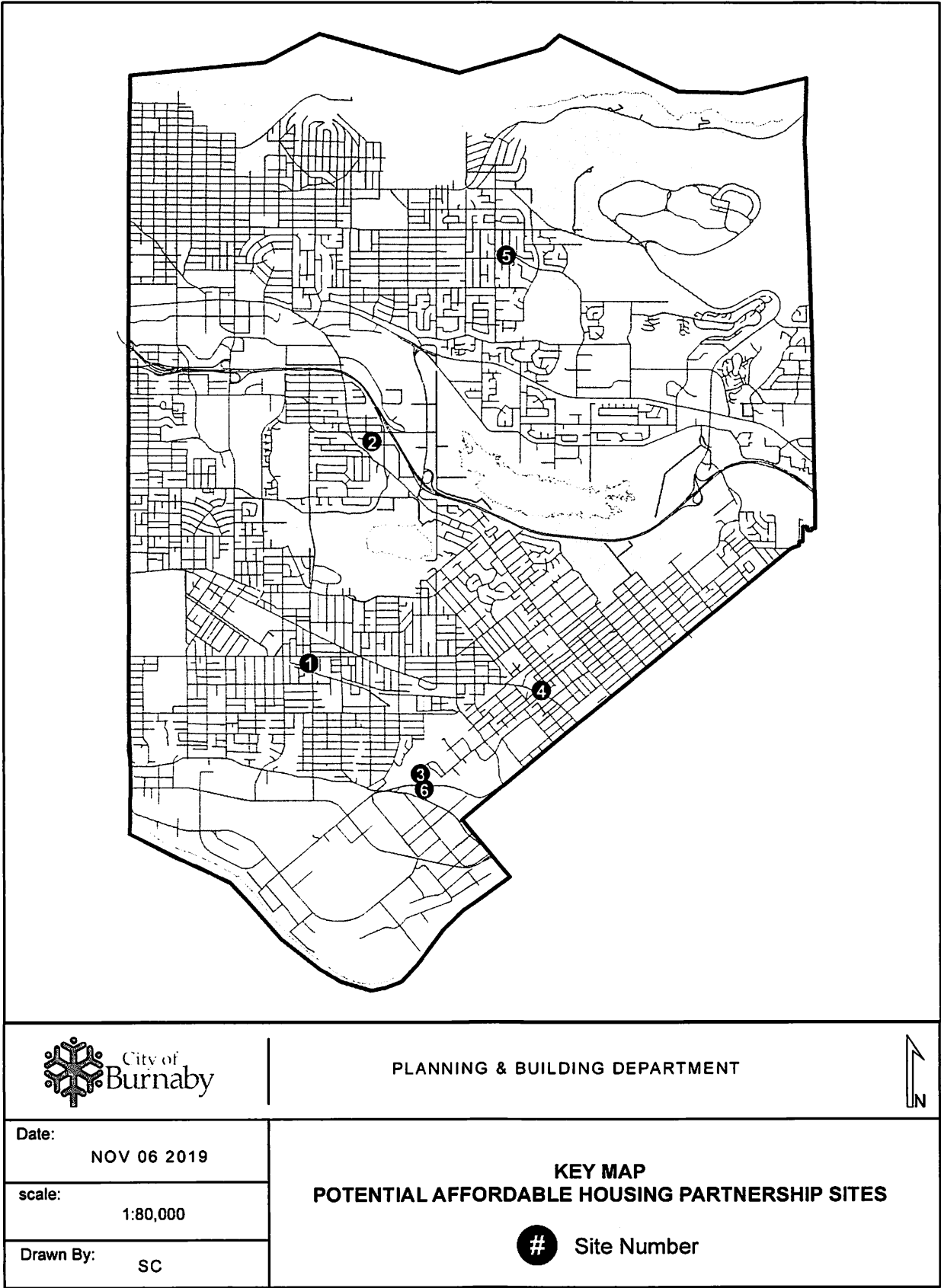
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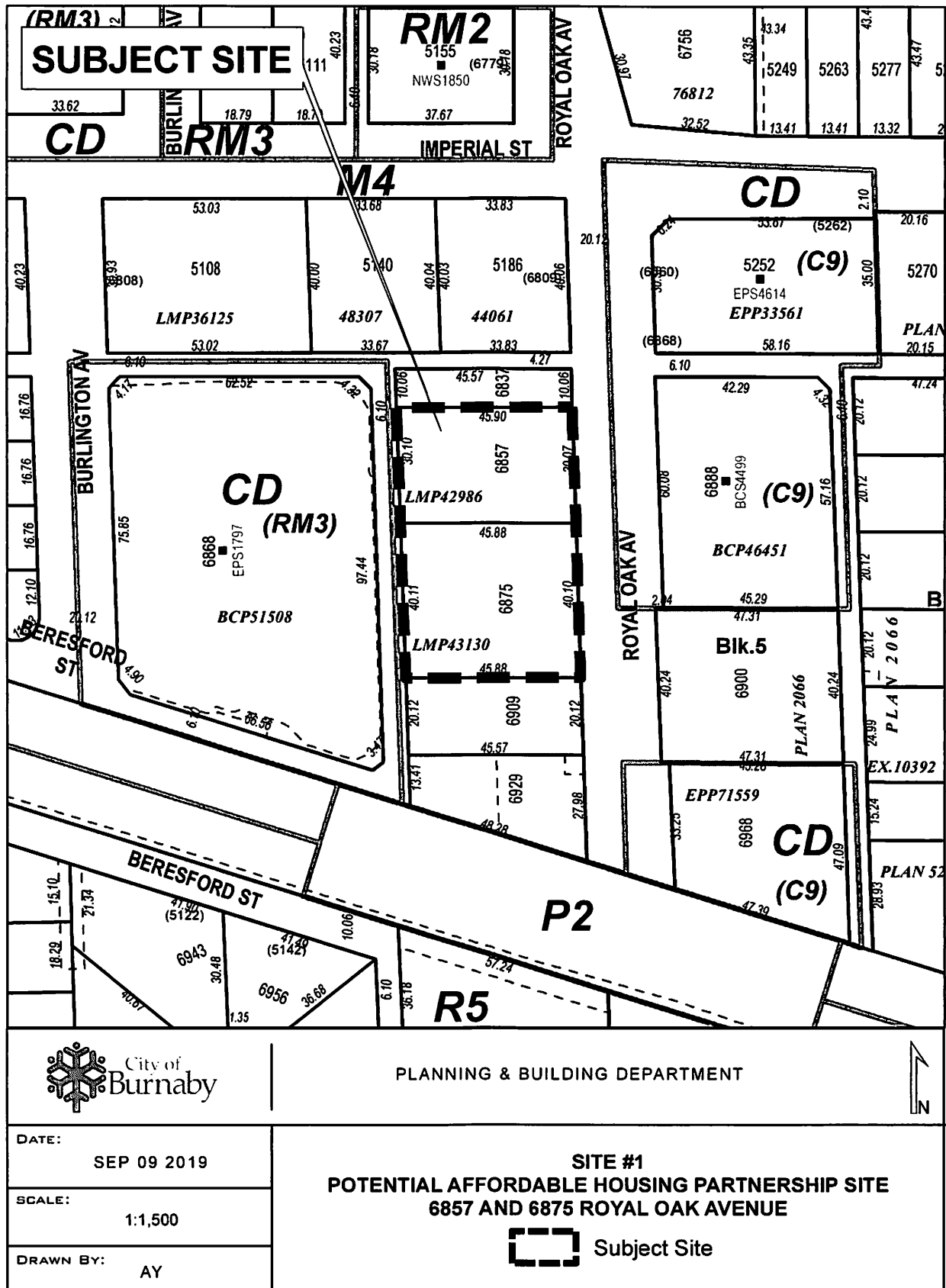
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From: R5 Residential District

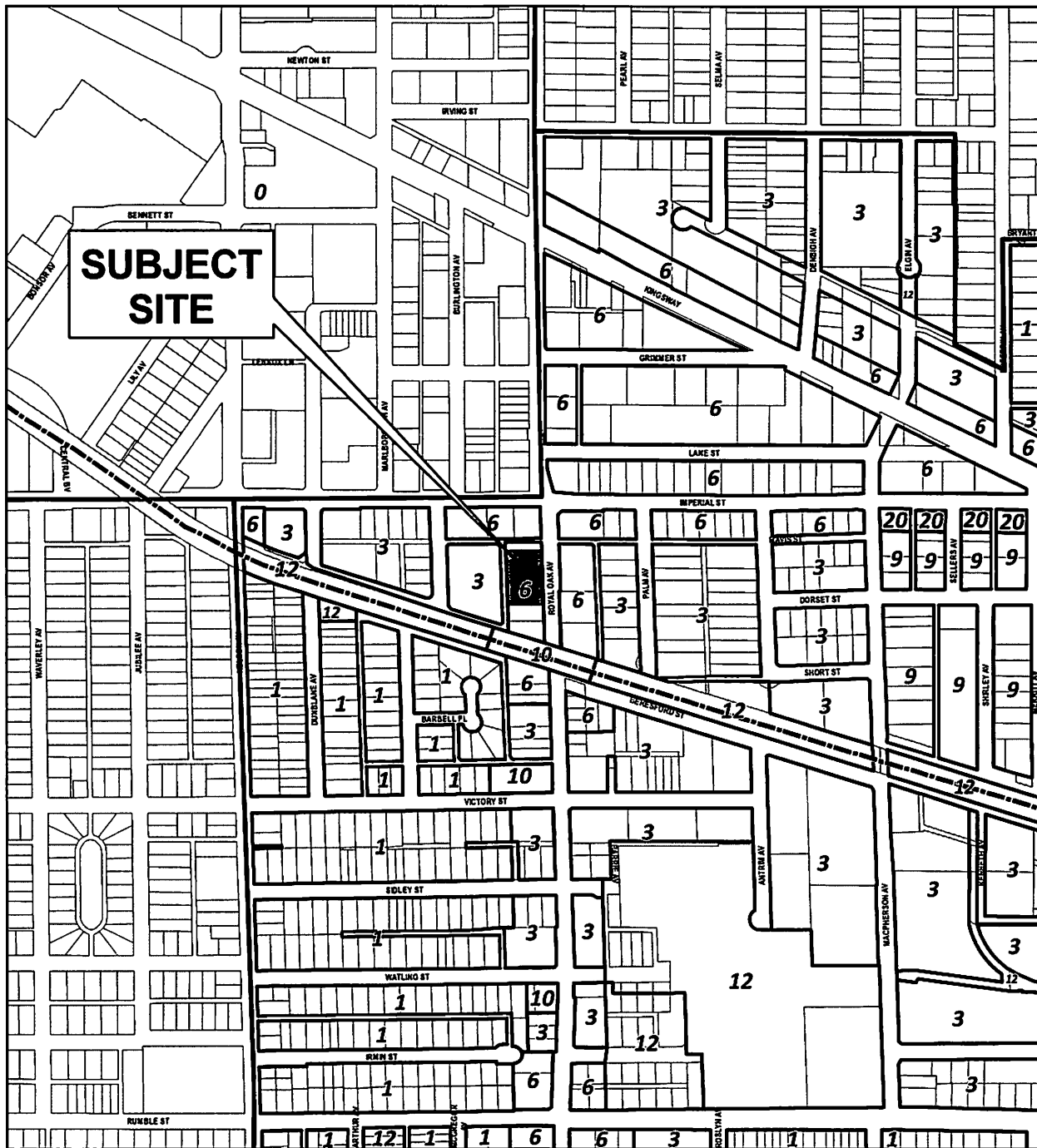
To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

P:\49500 Rezoning\20 Applications\2019\19-55 5912 Sunset St\Schedule A 19-54 to 19-59.docx





Sketch #1



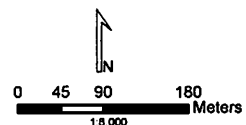
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| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| | 20 Industrial and Commercial Mixed Use |

Site #1: 6857 and 6875 Royal Oak Avenue Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

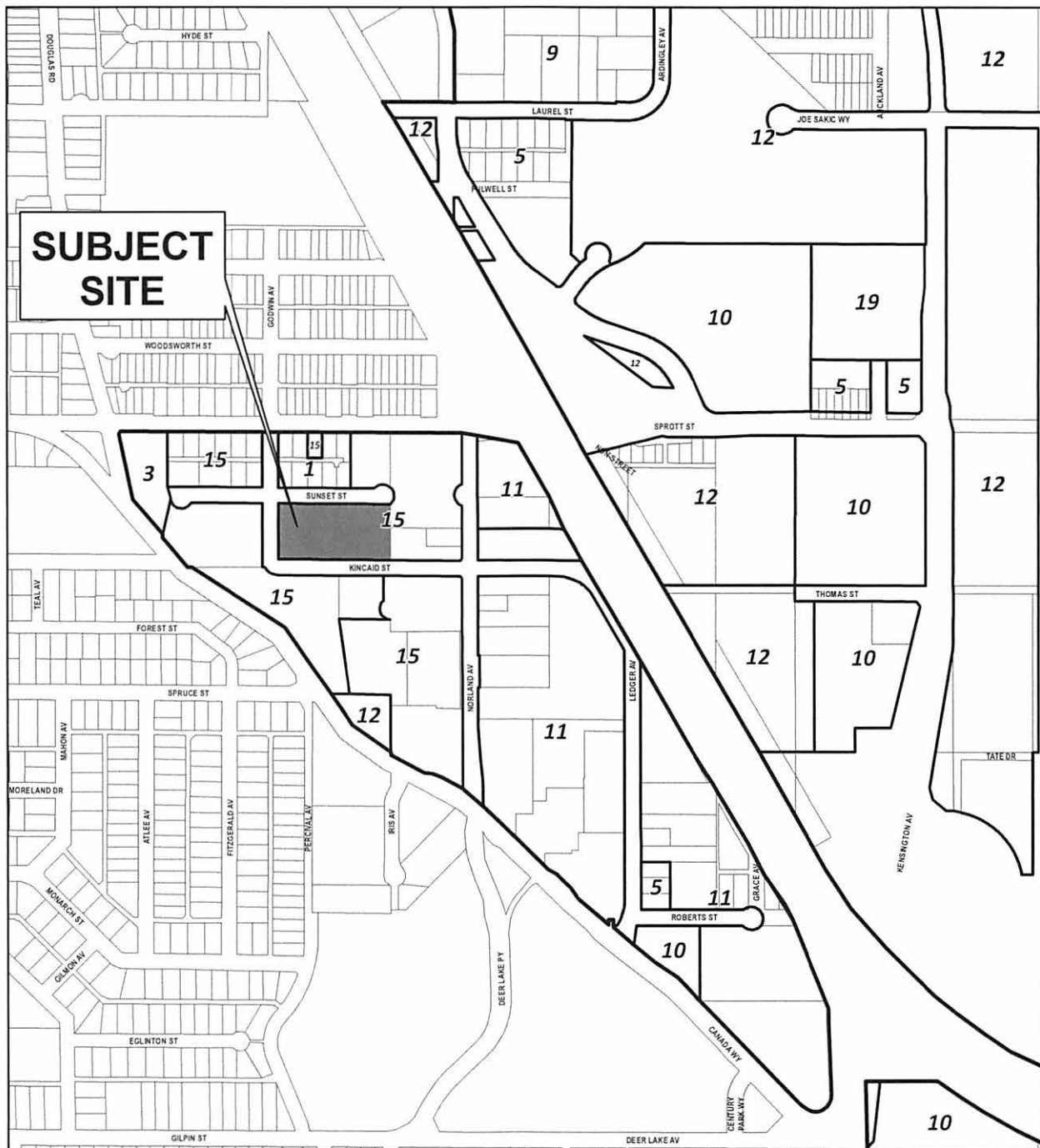
Note: Composite Sketch Subject to Change



November 06, 2019

Sketch #2





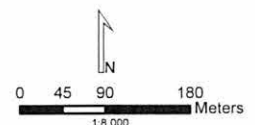
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|--|--|
| 1 Single and Two Family Residential | 11 Business Centre Districts |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Neighbourhood/Community Institutional |
| 9 Industrial | 19 Institutional Mixed Use |
| 10 Institutional | |

Site #2: Sunset St/Kincaid St Community Plan Land Use



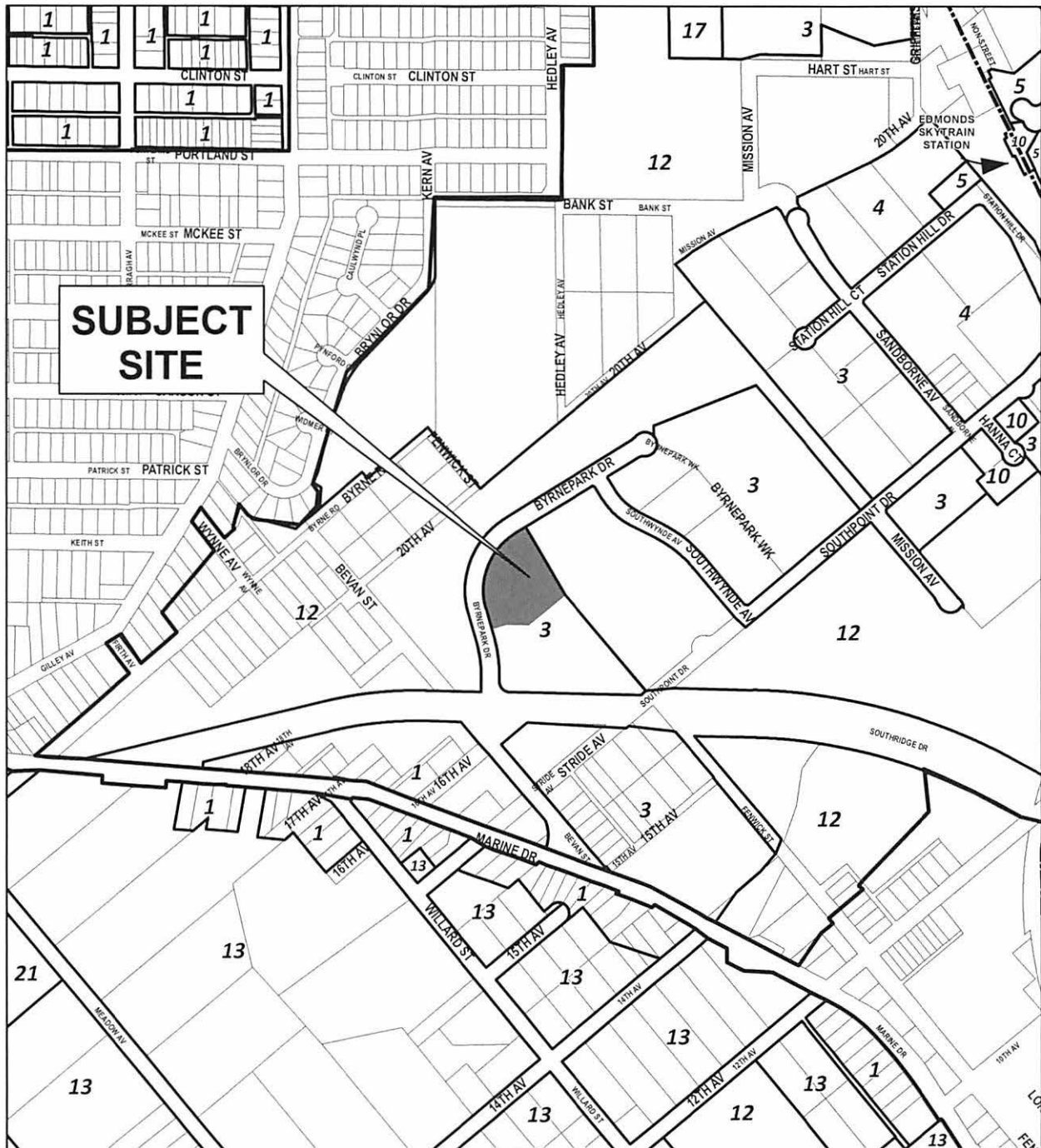
PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



November 06, 2019

Sketch #4



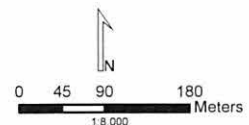
- | | | | |
|---|--|----|---|
| 1 | Single and Two Family Residential | 10 | Institutional |
| 3 | Medium Density Multiple Family Residential | 12 | Park and Public Use/Public School |
| 4 | High Density Multiple Family Residential | 13 | Agricultural |
| 5 | Commercial | 17 | Low or Medium Density Multiple Family Residential (Ground Oriented) |
| | | 21 | Big Bend Business Centre |

Site #3:6488 Byrnpark Drive Community Plan Land Use



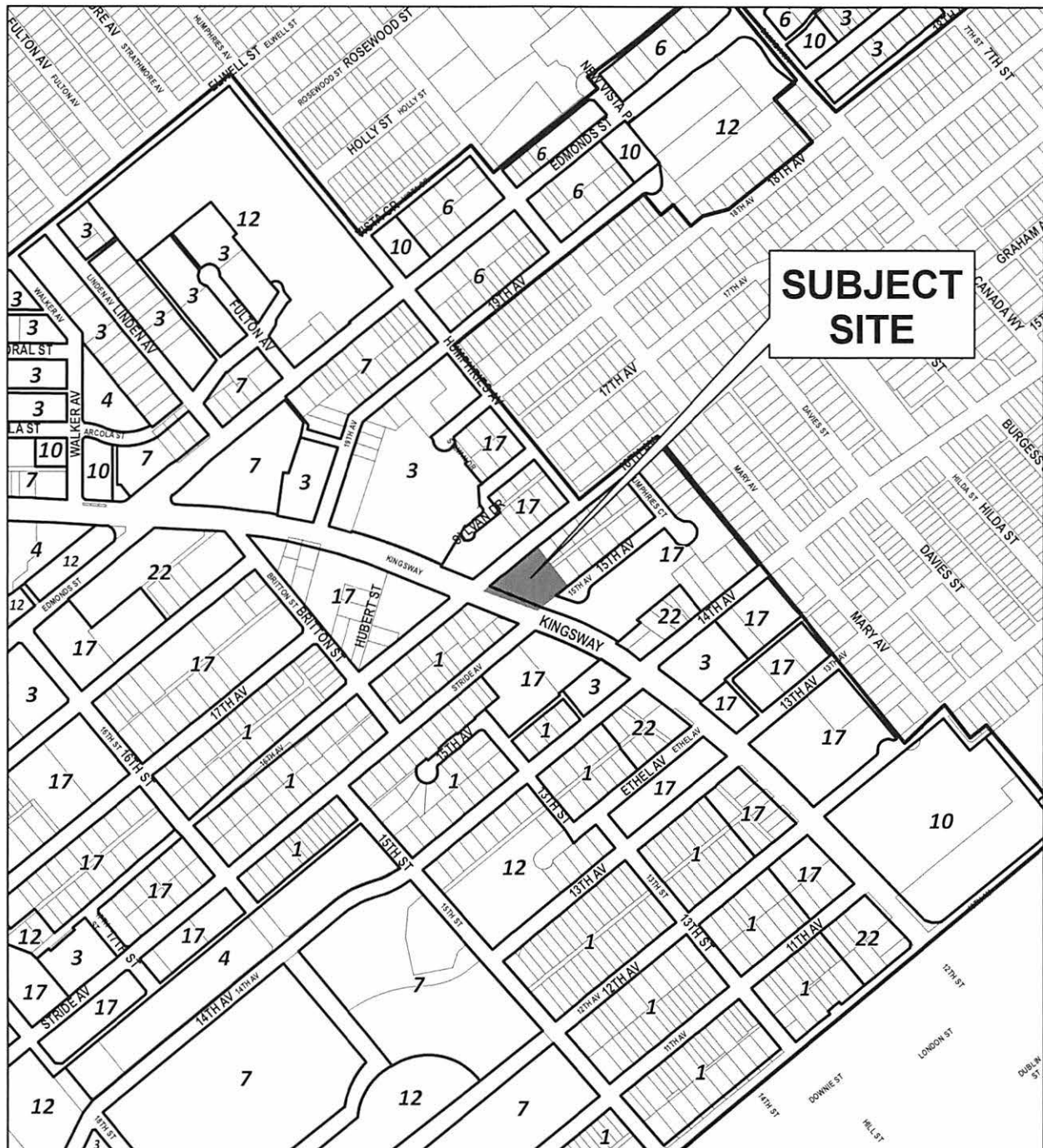
PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



November 06, 2019

Sketch #6



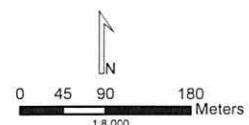
- | | |
|---|---|
| 1 Single and Two Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density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

Site #4: Kingsway/16th Avenue Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



November 06, 2019

Sketch #8



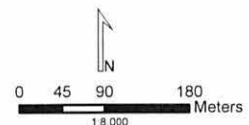
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|--|--------------------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 3 Medium Density Multiple Family Residential | |
| 4 High Density Multiple Family Residential | |

Site #5: 7285 Kitchener Street Community Plan Land Use



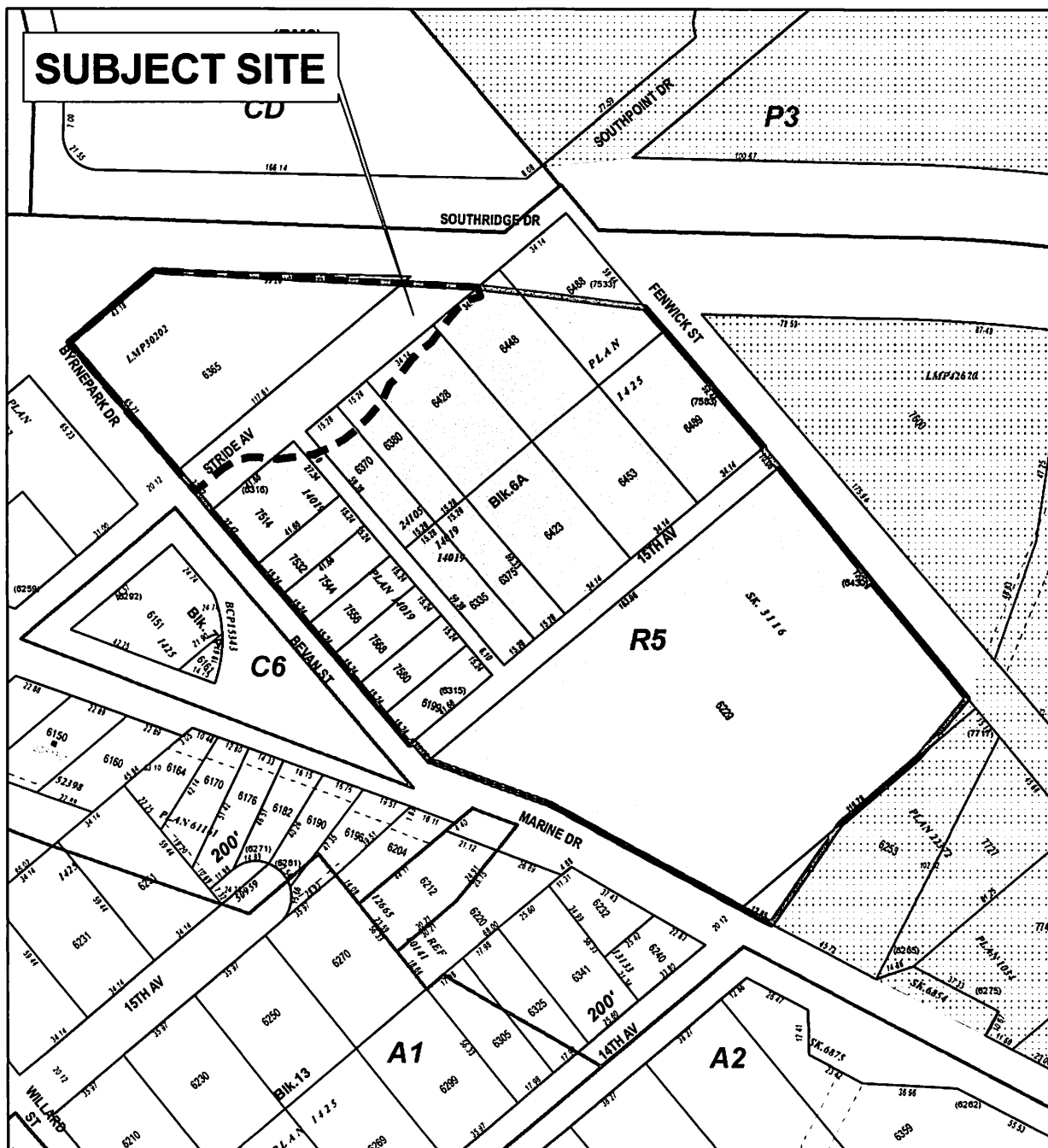
PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



November 06, 2019

Sketch #10



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 09 2019

SCALE:
1:2,500

DRAWN BY:
AY

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



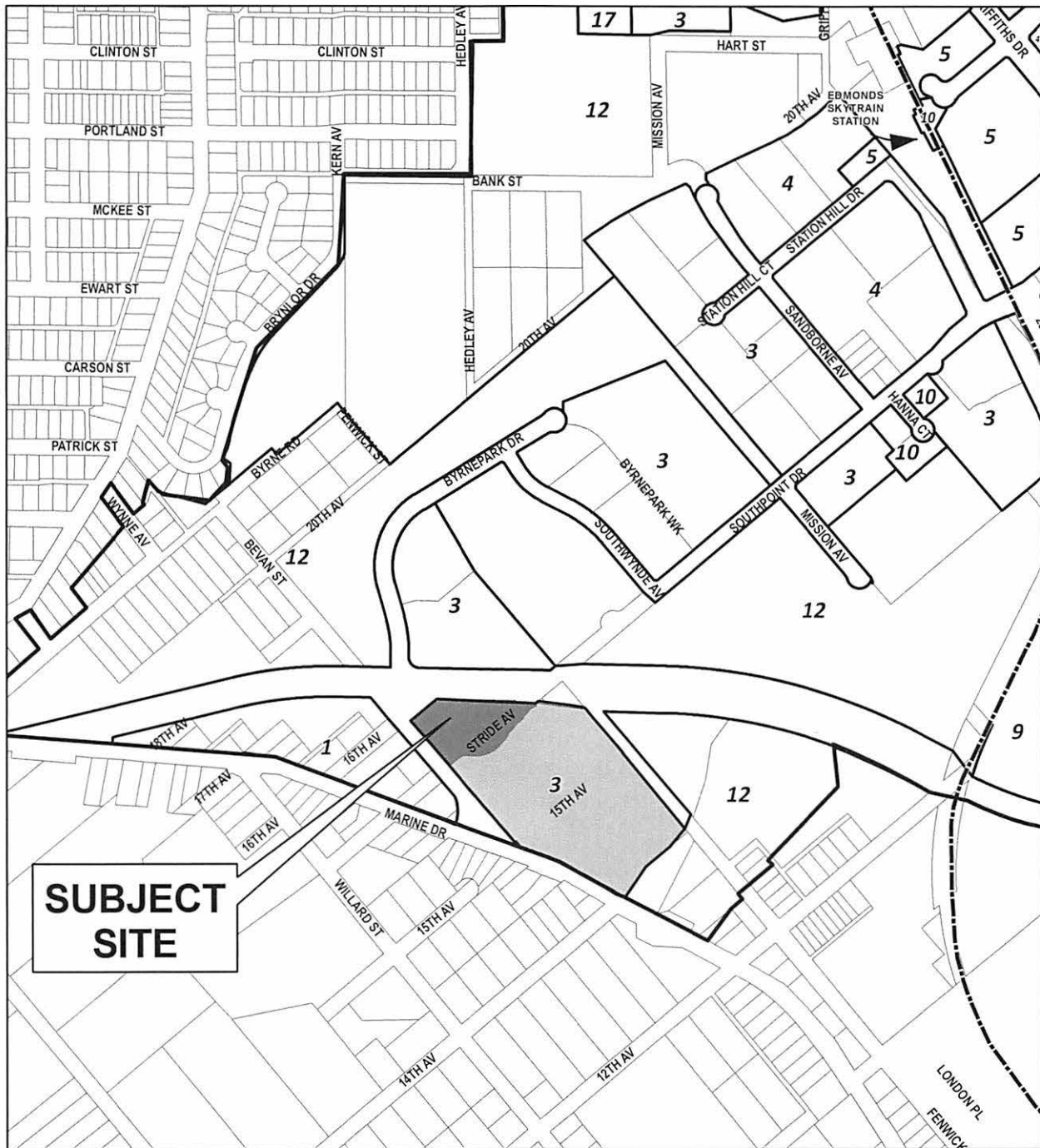
Subject Site



Overall Bevan
Lands Site

Future Potential
Affordable Homeownership
Site

Sketch #11



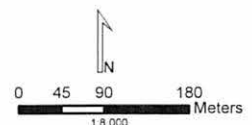
- | | |
|---|---|
| 1 Single and Two Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | 17 Low or Medium Density Multiple Family Residential |
| 5 Commercial | |
| 6 Medium Density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

Site #6: 6365 Stride Avenue/Bevan Street Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



November 06, 2019

Sketch #12

APPENDIX A
Development Guidelines
2019 November 18

SITE #1: ROYAL OAK AND IMPERIAL – REZONING REFERENCE #19-54
NON-MARKET HOUSING DEVELOPMENT

Addresses: 6857 and 6875 Royal Oak Avenue

Site Area: 3,219 m² (34,649 sq.ft.)

Permitted land use(s): Ground-level commercial with rental housing

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

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

Targeted Client Group & Affordability: General, mixed affordability

SITE #2: SUNSET/KINCAID – REZONING REFERENCE #19-55
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

Site Area: 10,144 m² (109,189 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

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

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.

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

Targeted Client Group & Affordability: Seniors, mixed affordability

SITE #3: 6488 BYRNEPARK DRIVE – REZONING REFERENCE #19-56
NON-MARKET HOUSING DEVELOPMENT

Address: 6488 Byrnespark Drive

Site Area: 8,500 m² (91,493 sq.ft.)

Permitted land use(s): Rental housing

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

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

Targeted Client Group & Affordability: General, mixed affordability

SITE #4: KINGSWAY AND 16TH – REZONING REFERENCE #19-57
NON-MARKET HOUSING DEVELOPMENT

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

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

Permitted land use(s): Rental housing

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

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

Targeted Client Group & Affordability: General, mixed affordability

SITE #5: 7285 KITCHENER STREET – REZONING REFERENCE #19-58
NON-MARKET FAMILY HOUSING DEVELOPMENT

Address: 7285 Kitchener Street

Site Area: 7,877 m² (84,787 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

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

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

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

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

SITE #6: PORTION OF BEVAN LANDS – REZONING REFERENCE #19-59
NON-MARKET HOUSING DEVELOPMENT

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

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

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.00 FAR
Total	1.00 FAR (100,147 sq.ft.)

Anticipated Maximum Unit Count: 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

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

Targeted Client Group & Affordability: General, mixed affordability