

## CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #20-03  
2020 May 06**

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Southgate Village Homes Ltd.  
3<sup>rd</sup> Floor, 1285 West Pender Street  
Vancouver, BC V6E 4B1  
(Attention: Robert Estey)
- 1.2 Subject:** Application for the rezoning of:  
Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380
- From:** CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)
- To:** CD Comprehensive Development District (based on RM5/RM5r Multiple Family Residential District, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** Portion of 7679 Eighteenth Street and 7701 Eighteenth Street
- 1.4 Location:** The subject site is located between Griffiths Drive and Eighteenth Street, south of Fourteenth Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Eighteenth Street of approximately 77.1 m (253 ft.) and a frontage on Griffiths Drive of approximately 58.4 m (192 ft.), and an area of approximately 15,017.0 m<sup>2</sup> (161,647 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a market rental tower and a non-market rental tower, with low rise podiums and underground parking.

## 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Edmonds Town Centre Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

### **A Connected Community**

- Social Connection – Enhance social connections throughout Burnaby

### **A Dynamic Community**

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

### **An Inclusive Community**

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

## 3.0 NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is comprised of two City-owned lots: a portion of 7679 Eighteenth Street, and 7701 Eighteenth Street (see *attached* Sketch #1), which are zoned CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District). The subject site is currently vacant, with vehicular access taken from Eighteenth Street.
- 3.2 To the north of the subject site is the “Red Brick” multi-family development (Rezoning Reference #11-49). Further north, across Fourteenth Avenue, is Stride Avenue Community School and Stride Avenue School Park. To the west, across Griffiths Drive, are BC Hydro-owned lands improved with office, warehouse and storage yard uses; mini-warehouses (self-storage yard); and, the portion of 7679 Eighteenth Street that forms part of a linear park corridor and is improved with the South Spur Urban Trail. To the south is Byrne Creek Secondary School, including related fields and surface parking areas. To the east, across Eighteenth Street, are industrial lands that form the broader Southgate Master Plan area.

## 4.0 BACKGROUND INFORMATION

- 4.1 The subject development site is located within Sub-Area 2 of the Edmonds Town Centre Plan area. The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5 Multiple Family Residential District as a guideline. Specifically, the subject site is located within the Gateway neighbourhood of the Southgate Master Plan area, which was established through a Master Plan rezoning process (Rezoning Reference #14-25) that was granted Final Adoption by Council on 2015 July 20. The adopted Master Plan provides the

policy framework and general development guidelines to guide future site specific rezoning applications within each of the five multi-phased, mixed-use, multiple-family residential neighbourhoods within the Southgate area. Each site specific development is expected to be consistent with the vision and concepts established by the Master Plan, as well as the compendium set of Design Guidelines contained within.

- 4.2 In accordance with the approved Southgate Master Plan, the subject site is designated for development under the CD (RM5) District, whereby an applicant can achieve a maximum market residential density of 2.86 FAR, inclusive of an available 0.4 FAR bonus, and 0.26 FAR alternative density available for affordable/non-market housing (i.e. co-op, non-market housing, purpose built rental). The Master Plan notes that some parcels may have higher Floor Area Ratios based on net site areas, but the cumulative densities of each individual parcel must not exceed 2.86 FAR.
- 4.3 The subject site is currently the subject of Rezoning Reference #14-26, which proposes 351 strata units within a 32-storey residential tower and a four-storey low-rise apartment building, in line with the density parameters specified by the Master Plan. This rezoning advanced through Public Hearing and received Second Reading on 2016 May 09.
- 4.4 As a result of the City's recently adopted Finalized Rental Use Zoning Policy, additional density is now available for the provision of market and non-market rental housing. An alternate development opportunity that includes the provision of a significant number of non-market housing units has been identified for the subject site (see Section 5.0). As such, it is recommended that Rezoning Reference #14-26 be abandoned at the time Second Reading is granted for the subject rezoning amendment bylaw, in order to pursue this opportunity. It is noted that the applicant for Rezoning Reference #14-26 is the same applicant responsible for advancing the subject rezoning application. It is further noted that the applicant will also be advancing a separate Master Plan amendment rezoning application at a future date in order to implement the Rental Use Zoning Policy on the remaining Southgate Master Plan lands (the "Southgate Rental Study Area").

## **5.0 GENERAL INFORMATION**

- 5.1 The applicant is requesting to rezone the subject site from the CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District) to the Comprehensive Development District (based on the RM5/RM5r Multiple Family Residential District). The purpose of this rezoning is to permit a multiple-family development that includes both market and non-market rental housing.

This rezoning application is being pursued under the adopted Rental Use Zoning Policy Stream 2 – Inclusionary Rental. In order to assist in meeting the City's housing affordability objectives, the applicant is proposing to provide roughly half of the proposed units as non-market rental housing as defined by the policy, and as such, in accordance with the Rental Use Zoning Policy, would have access to an additional 1.1 FAR density offset under the RM5 District.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted could be up to 6.16 FAR, which includes 2.2 FAR (RM5), 0.4 FAR (RM5 bonus), 2.2 FAR (RM5r), 1.1 FAR (offset), and 0.26 FAR (alternative density), subject to Council approval. It is noted that the non-market rental housing proposed for the subject site is intended to accommodate both a portion of the future 20% inclusionary affordable housing required within the Southgate Rental Study Area, as well as the full 20% inclusionary affordable housing required by the adjacent market rental tower on the subject site.

- 5.2 As noted in Section 3.1, the subject development site is comprised of two City-owned lots. The lots are intended to be consolidated and re-subdivided into up to three lots, whereby the City will retain ownership of the eastern lot fronting Eighteenth Street, which would include a non-market rental housing development fronting Eighteenth Street, as well as the western lot fronting Griffiths Avenue, which will include an urban trail and park features connecting Griffiths Avenue to the existing Griffiths cycling and pedestrian overpass. The central lot, which is to front the future Southgate Boulevard, is intended to be the subject of a land exchange between the City and the applicant for an equally sized and designated site within the remaining Southgate Master Plan lands (Sketch #3 *attached*). The central lot would be developed by the applicant for market rental housing, and may be retained or sold to a rental housing operator.

The City and the applicant have developed a Memorandum of Understanding (MOU) that documents and describes the key terms, intentions, roles, and responsibilities of both parties as it relates to the noted land exchange, density transfer, and intent for the market and non-market components of the development. The MOU outlines the development proposal and terms of the land exchange to ensure that the City obtains a “like for like” parcel on the Southgate site, insofar that the two sites involved are of similar size, density and development opportunity. The initial MOU between the City and the applicant would be replaced with a tripartite MOU between the City, the applicant and BC Housing once funding has been secured for the site.

Given the strategic location of the subject development site at the western gateway of the Southgate Master Plan area, the desired development form would consist of two residential towers, offering engaging architecture and design with respect to the built form and the treatment of the surrounding public realm. An exceptional public realm at the Griffiths Drive entry and frontage and a strong street-oriented relationship to the site’s three frontages are expected. This includes the creation of a new east-west pedestrian/cycle/vehicular connection between the Southgate neighbourhood and Griffiths Drive via a new public road and urban trail (Southgate Boulevard), including a new landing and plaza east of the Griffiths Overpass, which is to be constructed along the southern edge of 7701 Eighteenth Street. A publically accessible east-west pedestrian trail is also proposed along the north property line, between Griffiths Drive and Eighteenth Street. The pedestrian/cycle trail will also connect to the multiple-family residential development to the north (Red Brick – Rezoning Reference #11-49) and to a new publically accessible park.

- 5.3 In accordance with the Southgate Master Plan and registered density allocation covenant related to the Master Plan rezoning, the applicant intends to utilize up to 66,064.65 m<sup>2</sup> (712,114 sq. ft.) of gross floor area under the RM5 District (2.2 FAR) and RM5r District (2.2 FAR). Through the provision of affordable housing in accordance with the Council adopted Rental Use Zoning Policy 1.1. FAR of density offset would be available. A further 0.26 FAR of alternative housing is also attributed to the site in accordance with the Southgate Master Plan.
- 5.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of the Griffiths Avenue – Southgate Boulevard intersection to its final standard;
  - construction of Southgate Boulevard (west to proposed mid-block crossing) to local road standard with front boulevard, street trees, street lighting, and separated sidewalk;
  - construction of Southgate Boulevard (east of mid-block crossing to Eighteenth Street) to local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting;
  - construction of Eighteenth Street (west side) to local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;
  - construction of the Southgate Boulevard connection to the Griffiths Overpass; and,
  - storm, water, sanitary, sewer improvements as identified in an updated Master Servicing Plan.
- 5.5 To support the foregoing servicing requirements, a 21.8 m road dedication is required for the new public road (Southgate Boulevard) through the subject site. Minor dedications may also be required for the streets bounding the development site. It is noted that road dedications will be further detailed in a future report to Council, prior to advancement to a Public Hearing.
- 5.6 Council's approval in principle for the proposed land exchange is required. As noted, further information on the proposed land exchange will be advanced for Council's consideration once a suitable plan of development is achieved, and a report recommending advancement to a Public Hearing is submitted.
- 5.7 Any necessary easements and covenants for the site are to be provided.
- 5.8 The undergrounding of existing overhead wiring abutting the east side of the site on Eighteenth Street is required.
- 5.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A tree survey and arborist report noting identified trees to be removed is required. The removal of any tree over 20 cm (8 in.) in diameter will require a tree removal permit.

- 5.10 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holdings place and commitment to implement the recycling provisions, in line with the proposed Solid Waste and Recycling Master Plan, are required.
- 5.11 An on-site stormwater management system, in line with the proposed Stormwater Management System Master Plan, is required.
- 5.12 Parkland Acquisition, Edmonds Town Centre South Grade-Separated Crossing, School Site Acquisition, GVS & DD, and Regional Transportation Development Cost Charges are applicable to this application.
- 5.13 The applicant has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 5.14 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.

## 6.0 RECOMMENDATIONS

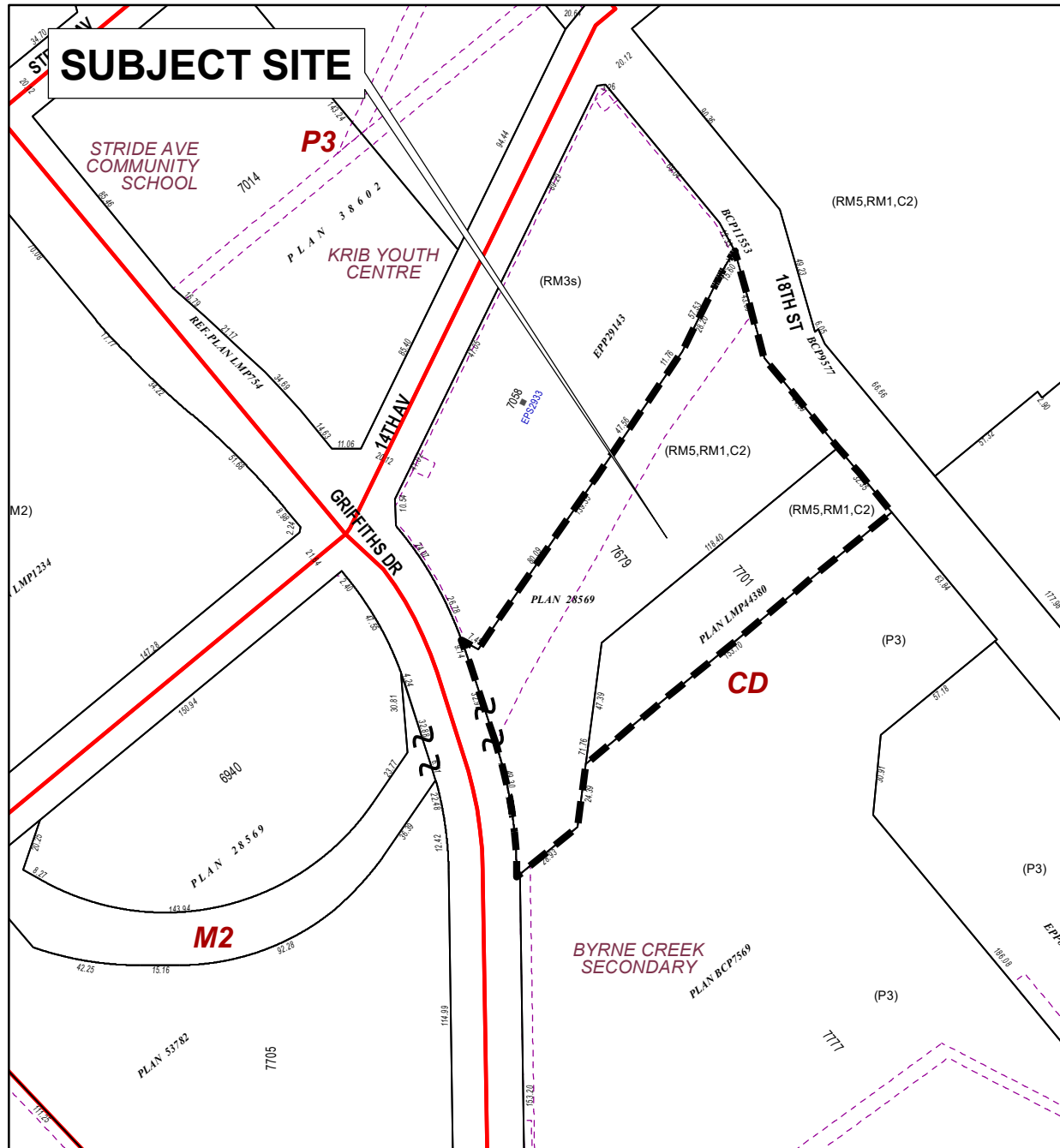
- 1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** Council approve in principle a land exchange as generally described in Section 5.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
- 3. **THAT** the predecessor Burnaby Zoning Bylaw, Amendment Bylaw No.02/16, Bylaw No. 13569, (Rezoning Reference #14-26) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #20-03.



KL/JBS/KH:tn

**Attachments**

cc: Director Public Safety and Community Services  
Director Corporate Services  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




Date:  
MAR 24 2020

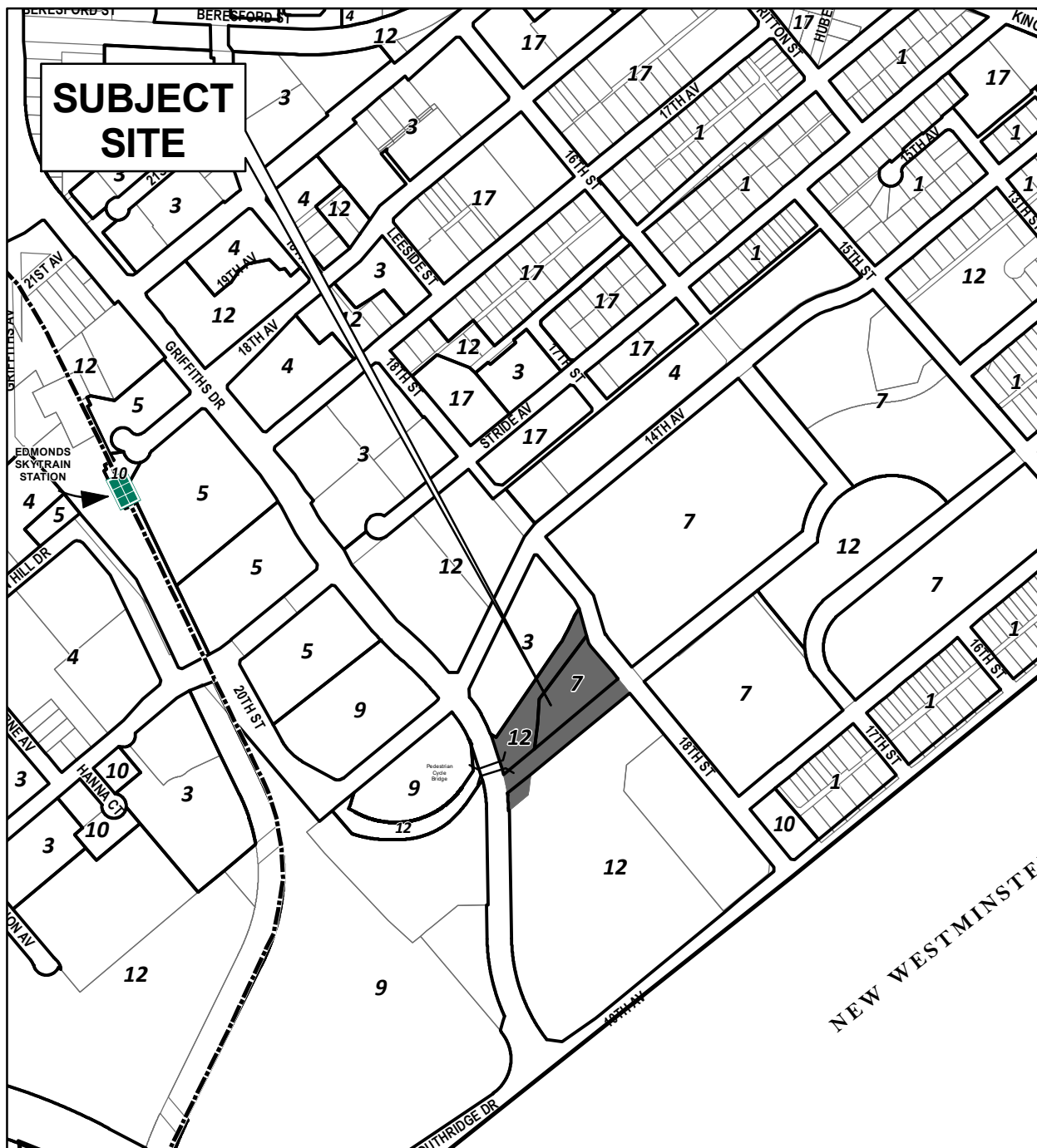
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REZONING REFERENCE #20-03  
PORTION OF 7679 AND 7701 18TH STREET

 Subject Site

Sketch #1



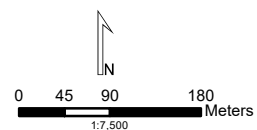
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| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional   |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                                   |
| 5 Commercial                                 | 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                     |  |

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





Sketch 3 - Proposed Land Exchange



Central Lot  
Net Site Area:  
Approx. 48,800 sqft

Exchange Site  
Net Site Area:  
Approx. 48,800 sqft