

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #20-12  
2020 JULY 22

### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** BC Housing  
#1701 – 4555 Kingsway  
Burnaby, BC V5H 4V8  
Attn: Naomi Brunemeyer
- 1.2 Subject:** Application for the rezoning of:  
Lot 5, District Lot 74, Group 1, NWD Plan 86028
- From:** P2 Administration and Assembly and R3 Residential Districts
- To:** CD Comprehensive Development District (based on P5 Community Institutional and RM3r Multiple Family Residential Districts)
- 1.3 Address:** 4803 Canada Way (Sketch #1 *attached*).
- 1.4 Size:** The site is rectangular in shape with a site area of approximately 4,806 m<sup>2</sup> (51,731 sq. ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of non-market housing for women and children, and a child care facility.

#### 2.0 POLICY FRAMEWORK

The proposed application aligns with 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.

**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**

- Community involvement - Encourage residents and businesses to give back to and invest in the community.

### 3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject City-owned site is located in the Douglas-Gilpin neighbourhood (see *attached* Sketch #1) and is designated for institutional use in the Official Community Plan (OCP). On 2020 May 11, Council approved in principle the lease of the City-owned site to the Provincial Rental Housing Corporation (BC Housing) for the development of non-market housing for women and children, and a child care facility. On that date, Council also approved in principle a financial contribution using Community Benefit Bonus Affordable Housing Reserve towards capital development costs of the non-market housing. A future report detailing the City contribution, as well as lease terms, will be advanced for Committee and Council approval in due course.

The subject site is presently undeveloped. The site is split-zoned, with the western portion zoned P2 Administration and Assembly District and the eastern portion zoned R3 Residential District. To the immediate west of the subject site is a City-owned property at 3755 Banff Avenue that is currently leased to the Burnaby Association for Community Inclusion (BACI), a non-profit organization that supports people with developmental disabilities. The BACI site was recently rezoned from the P5 Community Institutional District to the CD Comprehensive Development District (based on the RM3 Multiple Family Residential and P5 Community Institutional Districts) to support the development of additional non-market rental housing units and a replacement child care facility.

### 4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning is to facilitate the development of a 60 unit non-market housing project for women and children, a child care facility, and accessory offices. BC Housing has conditionally committed capital and operating funding from its *Building BC: Women's Transition Housing Fund* towards this project, subject to final approval from its Executive Committee and/or Board of Commissioners. YWCA is proposed to be the operator for both the housing and child care components of the project, as well as the future sub-lessee for the child care facility. The proposal is also supported by Cindy Beedie, who is providing a substantial philanthropic donation and whose initiative has led to a further matching donation from a private donor.

4.2 Although a suitable plan of development has yet to be determined for the site, staff support a maximum density of 1.1 FAR for the residential component, with full underground parking, and 0.8 FAR for the child care and accessory office component, for a total of 1.9 FAR.

4.3 The proposed prerequisite conditions of the rezoning will be included in a future report.

### 5.0 RECOMMENDATION

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



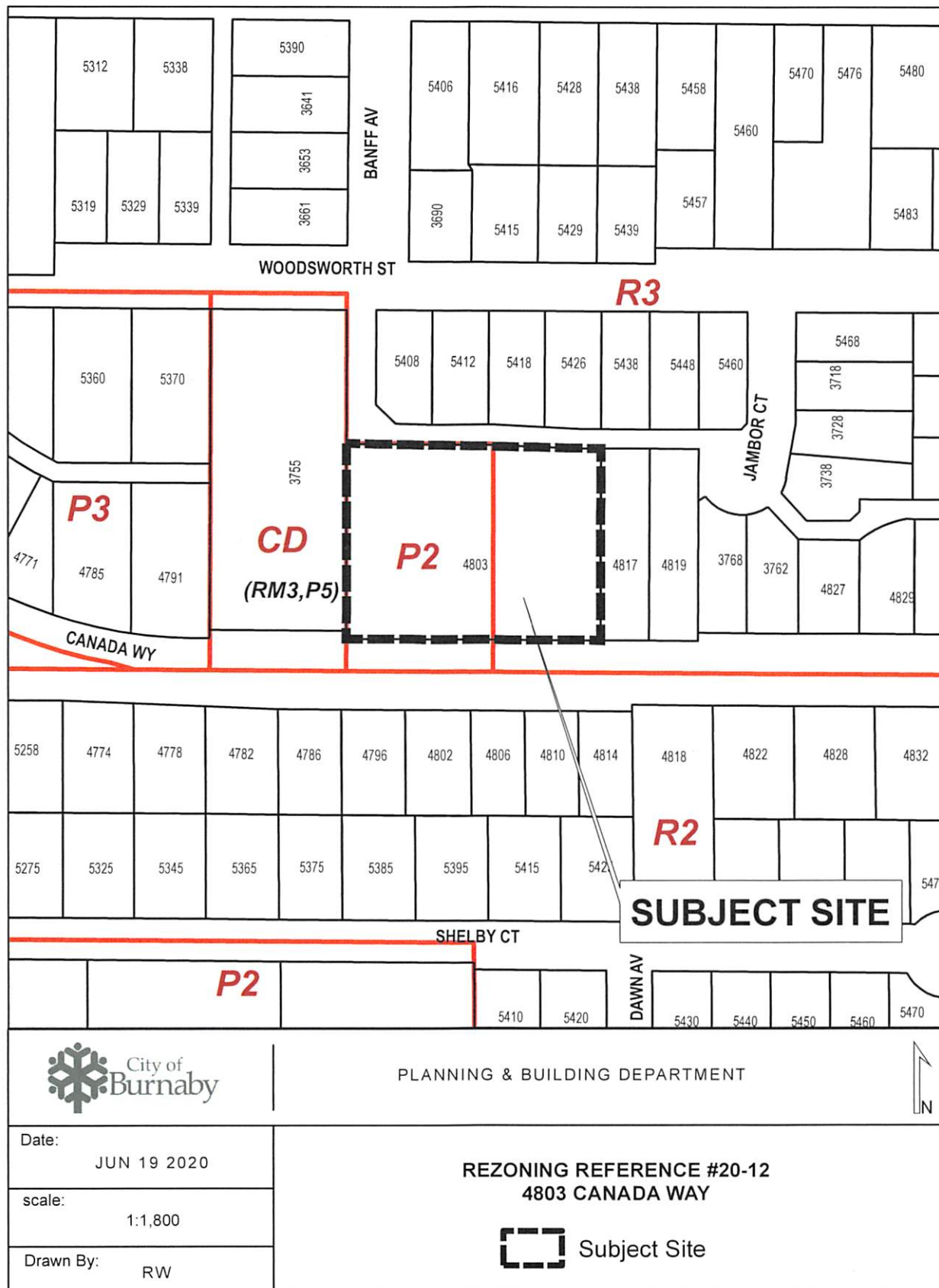
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*Attachment*

cc: City Solicitor

City Clerk

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**BC HOUSING**

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City of Burnaby  
Planning and Building Department  
4949 Canada Way  
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June 17<sup>th</sup>, 2020

**Attn:** Ed Kozak, Director of Planning & Building

**Re:** *Letter of Intent – BC Housing Proposes to Lease City Land for Non-Market Housing and Childcare, and has a Qualified, Funded Operator Selected*

Dear Mr. Kozak

We are pleased to submit this Letter of Intent to develop the City-owned site at 4803 Canada Way to deliver a significant project comprised of affordable housing for low-income women and children in the City of Burnaby, along with supportive daycare and associated programming. We are excited to bring this proposal before you as a partnership, comprised of the YWCA Metro Vancouver, BC Housing, and Cindy Beedie, who conceived this project and will personally be contributing substantial philanthropic dollars to deliver it.

The proposed development will transform 4803 Canada Way, currently a vacant, 51,700 SF City-owned site, into a truly transformative project to serve those who need it most, and will be comprised of:

- 40-50 units of affordable housing geared towards women and children
- Primarily 2- and 3-bedroom homes designed to accommodate families
- Office and amenity space to support tenant services provided by YWCA Metro Vancouver
- Licensed Daycare, as mandated by the Provincial regulations pertaining to daycare space, with additional subsidies to be made available to ensure affordability to residents
- Deep & moderate levels of affordability for the Housing Units
- Established, respected Operations Partner providing comprehensive services
- Delivery of the affordable housing to be supported through the Provincial Building BC: Women's Transition Housing Fund, with the intention of additional grants to be sought for the daycare through the Childcare BC: New Spaces Fund, among others.

We are proposing to rezone the site at 4803 Canada Way to a **Comprehensive Development**, comprised of **RM3R (Multifamily Residential Rental District)** and **P5 (Community Institutional District)** zoning to accommodate our proposed development.

The intent is that the site will be leased from the City of Burnaby at a nominal fee for a term of 60 years, by BC Housing, via their land holding corporation, PRHC (Provincial Rental Housing Corporation). PRHC will hold this lease for the duration of the term, with the ability to sublease components of the development following completion. Once complete the project will be operated by the YWCA Metro Vancouver, an established non-profit and long-standing leader in providing transitional and long-term housing for single women and their children.

We sincerely look forward to working with the City of Burnaby to realize the potential of this site under this innovative and truly collaborative public, private and philanthropic partnership to create a safe, affordable and stable space for these women and children to transform their lives.

Sincerely,

Naomi Brunemeyer  
Director, Regional Development

British Columbia Housing Management Commission