

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-17 2020 SEPTEMBER 23

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mosaic Homes Ltd
#500 – 2609 Granville Street
Vancouver, BC V6H 2H3
Attn: Andrew Sims
- 1.2 Subject:** Application for the rezoning of:
See *attached* Schedule A
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 6365 Stride Avenue and Portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street (Sketch #1 *attached*).
- 1.4 Size:** The site is irregular in shape with a site area of approximately 9,303.6 m² (100,147 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 two non-market rental apartment buildings.

2.0 POLICY FRAMEWORK

The *Mayor's Task Force on Community Housing Final Report*, unanimously adopted by Council on 2019 July 29, 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.” As well, the Report broadly recommends investment in housing partnerships, and increasing the supply of affordable rental housing.

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

- Burnaby's *Official Community Plan* (1997);
- The *Burnaby Economic Development Strategy* (2007); and,
- The *Burnaby Social Sustainability Strategy* (2011).

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 AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 On 2019 October 07, Council received a report of the Planning and Building Department 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 other orders of government, and that Council approve in principle the contribution of Community Benefit Bonus Affordable Reserve funds towards City-related permit fees, servicing design and construction costs associated with rezoning applications for these sites.

The pre-zoning application (Rezoning Reference #19-59) for this site received Third Reading on 2020 July 20 and is expected to receive Final Adoption this fall, thereby establishing development guidelines for this subject, more specific, rezoning application.

The intent of this site specific rezoning application is to establish the preliminary architectural and landscape concept for the subject site, which will aid in an application for capital funding from BC Housing's Building BC: Community Housing Fund

program. Detailed architectural and landscape drawings will be established in a subsequent Preliminary Plan Approval application.

- 3.2 The subject City-owned 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 a 0.93 hectare (2.29 acre) portion of a larger, 5.19 hectare (12.83 acre) site comprised of 20 properties commonly referred to as the “Bevan Lands”. Seventeen of the properties are owned by the City and three are owned by Mosaic Homes Ltd. The overall Bevan Lands site is currently designated for multiple-family development using the RM3 Multiple Family Residential District (see attached *Sketches* #1 and #2) in the Edmonds Town Centre Plan.
- 3.3 Two lots on the subject 0.93 hectare (2.29 acre) 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 were approved for multiple-family residential development in the Edmonds Town Centre Plan under Rezoning Reference #18-09, and received Final Adoption on 2020 July 27.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of two non-market apartment buildings on the 0.93 hectare (2.29 acre) City-owned site at the northwest corner of the overall Bevan Lands. The applicant is proposing up to 108 non-market units within two four-storey wood frame apartment buildings and below grade parking. The City will ultimately lease the development to a non-profit housing operator and a separate report regarding the selection process will be advanced to Council for approval.
- 4.2 It is noted that development of this site 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 Ltd. To that end, the City has been working with Mosaic Homes to explore a suitable development concept for the overall Bevan Lands. The southeast balance of the Bevan Lands is proposed to accommodate a market and non-market rental townhouse development that is being advanced under a separate rezoning application (Rezoning Reference #16-39).
- 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.



MP:tn

Attachments

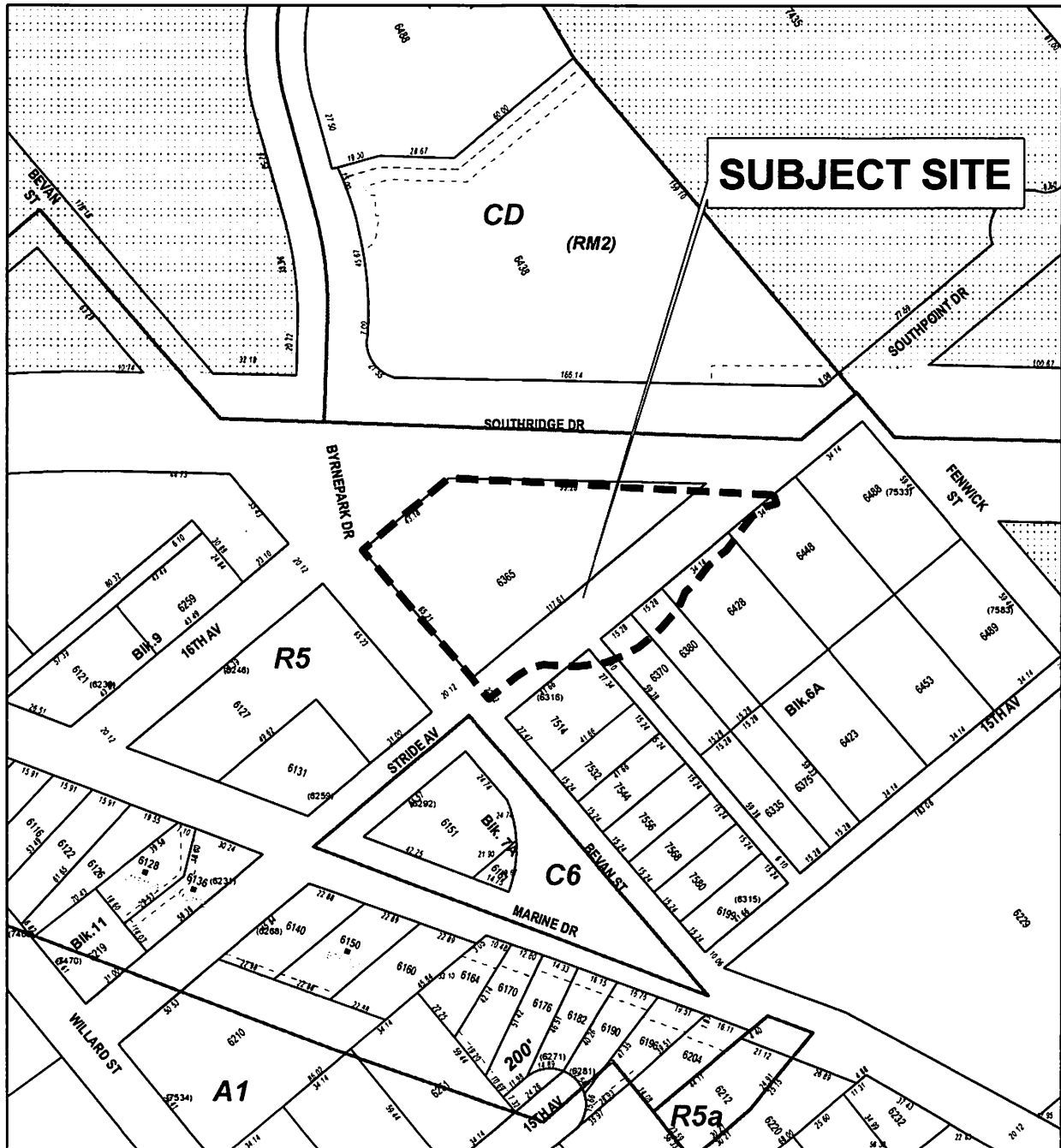
cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2020\20-17 Stride and Bevan\Council Reports\Rezoning Reference 20-17 Initial Report
2020.09.28.doc

REZONING REFERENCE 20-17

SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
6365 Stride Avenue	023-546-361	Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP 30202
A Portion of 6370 Stride Avenue	003-275-019	Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105
A Portion of 6380 Stride Avenue	009-299-971	Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105
A Portion of 6428 Stride Avenue	012-162-655	Lot 3, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
A Portion of 6448 Stride Avenue	002-818-159	Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
A Portion of 7514 Bevan Street	004-538-099	Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019



PLANNING & BUILDING DEPARTMENT



Date:
AUG 13 2020

scale:
1:2,500

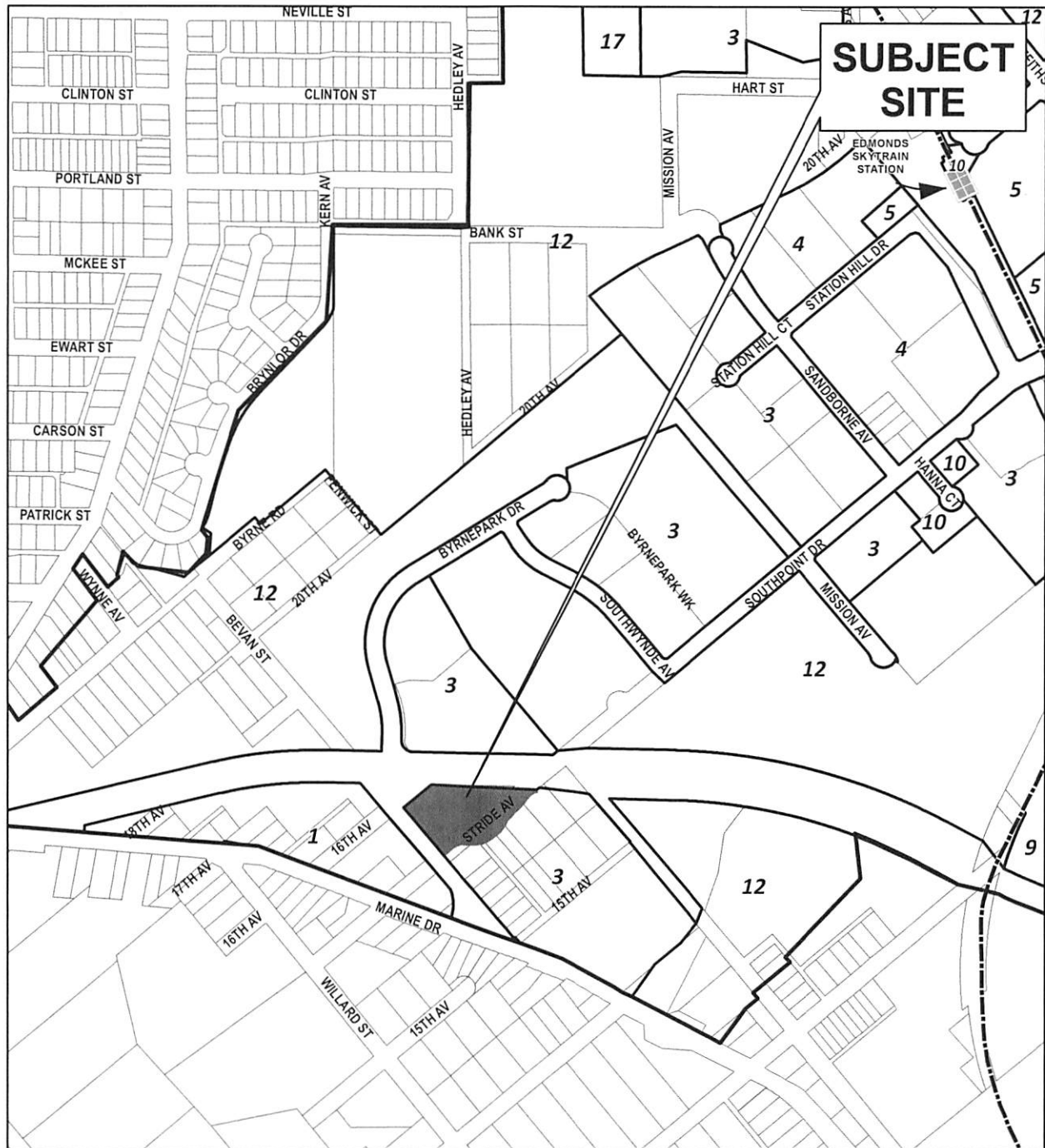
Drawn By:
JS

REZONING REFERENCE #20-17
6365 STRIDE AVENUE AND PORTIONS OF 6370, 6380, 6428,
& 6448 STRIDE AVENUE & 7514 BEVAN STREET



Subject Site

Sketch #1



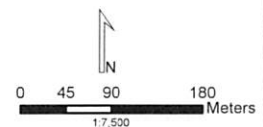
- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground 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



MOSAIC

August 20, 2020

Edward Kozak, Director of Planning
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mr. Kozak:

Re: Rezoning Letter of Intent of 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street (REZ #20-17)

I, Andrew Sims, on behalf of Mosaic Avenue Developments Ltd. have submitted this application as agent to rezone the aforementioned lands outlined in Appendix A (Little Bevan) from the current R5 Residential District to CD Comprehensive Development District (utilizing the RM3r Multiple Family Residential District as guidelines). The intent of this application is to construct a 118-unit non-market affordable rental development in 2 4-storey woodframe buildings with below grade parking.

Thank you in advance for your consideration of this application. We look forward to working with Staff on a detailed development proposal moving forward.

Please do not hesitate to contact us if you have any questions or concerns. We can be reached at 604-685-3888.

Sincerely,

MOSAIC AVENUE DEVELOPMENTS LTD.

A handwritten signature in black ink, appearing to be 'AS' or 'Andrew Sims', written over the company name.

Andrew Sims
SVP Development