

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-15 2020 SEPTEMBER 23

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** M'akola Development Services
#107 – 731 Station Avenue
Victoria, BC V9B 5R5
Attn: Julie Edney
- 1.2 Subject:** Application for the rezoning of:
See *attached* Schedule A
- 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)
- 1.3 Address:** 5912, 5924, 5938, 5946, 5958, 5968, 5978, and 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, and 5989 Kincaid Street (Sketch #1 *attached*).
- 1.4 Size:** The site is rectangular in shape with a site area of approximately 10,144 m² (109,189 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 seniors.

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 (REZ#19-55) for this site received Third Reading on 2020 July 20 and is expected to receive Final Adoption this fall, thereby establishing development guidelines for the subject, more specific, rezoning application.

- 3.2 On 2020 July 06, Council approved the non-profit housing providers for the subject site (M'akola Housing Society). This proponent, in partnership with Vancouver Native Housing Society, M'akola Development Services, TL Housing Solutions, and IBI Group, will assume project sponsorship and will be required to complete this site-specific rezoning application in

accordance with the Comprehensive Development guidelines established through pre-zoning (Rezoning Reference #19-55). 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 the group's 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.

- 3.3 The subject City-owned site is located in the 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 (see *attached* Sketches #1 and #2). 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.
- 3.4 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 multiple-family development assembly. To the south across Kincaid Street is a 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.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a non-market housing project for seniors. The applicant is proposing 296 affordable independent living units for Indigenous and non-Indigenous seniors to age in place, with about 11% of the total units being two-bedroom so that seniors with dependents can be accommodated. A 3,020 m² (32,503 sq. ft.) amenity space is also proposed.
- 4.2 The applicant proposes a building form of two six-storey wood frame buildings, which is generally consistent with the adopted Central Administrative Area Plan. The subject site could achieve a maximum residential development density of 1.90 Floor Area Ratio (FAR). An FAR of approximately 1.77 is proposed.
- 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.



LS:tn

Attachments

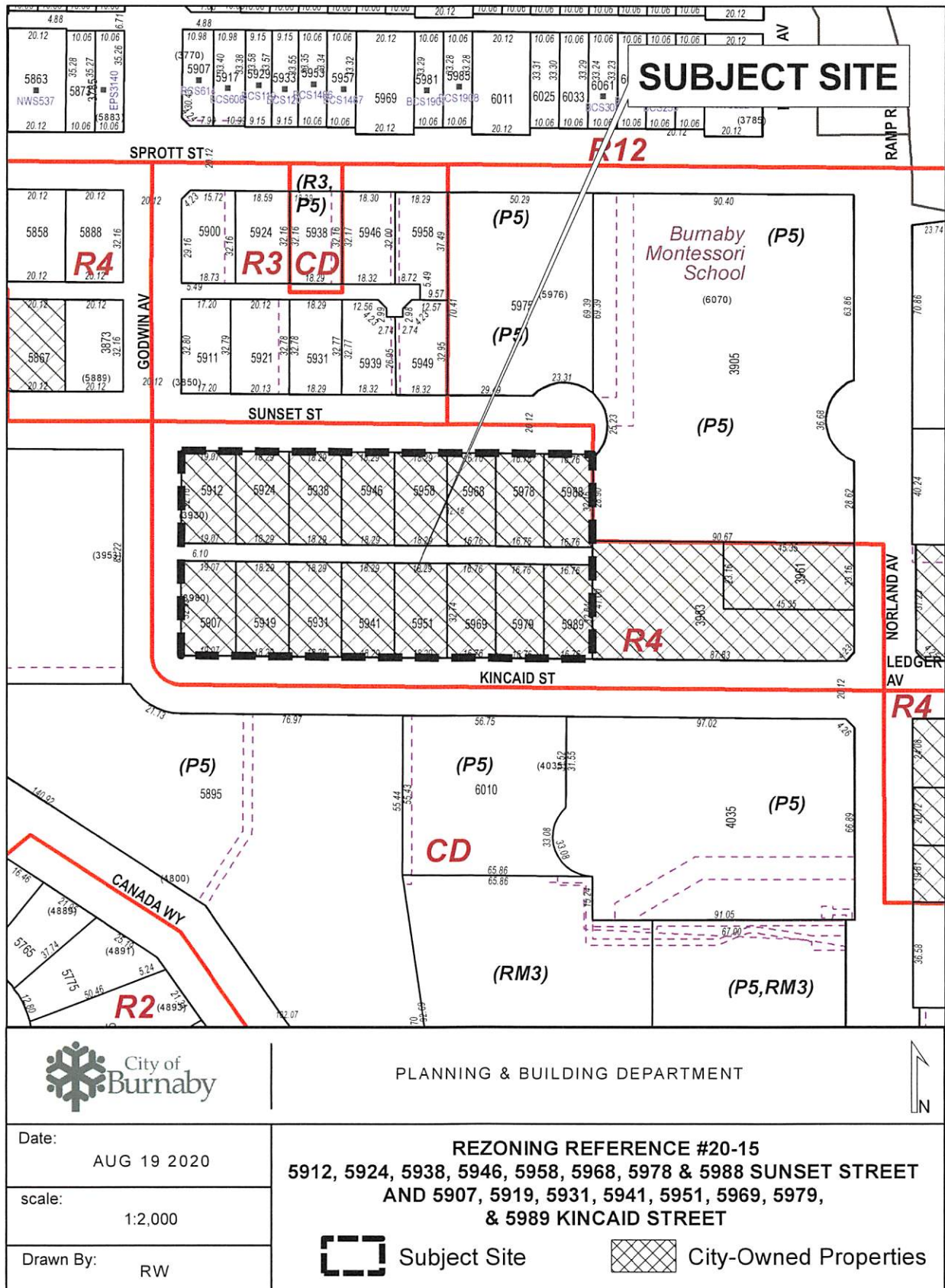
cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2020\20-15 Sunset Kincaid\Council Reports\Rezoning Reference 20-15 Initial Report
2020.09.28.doc

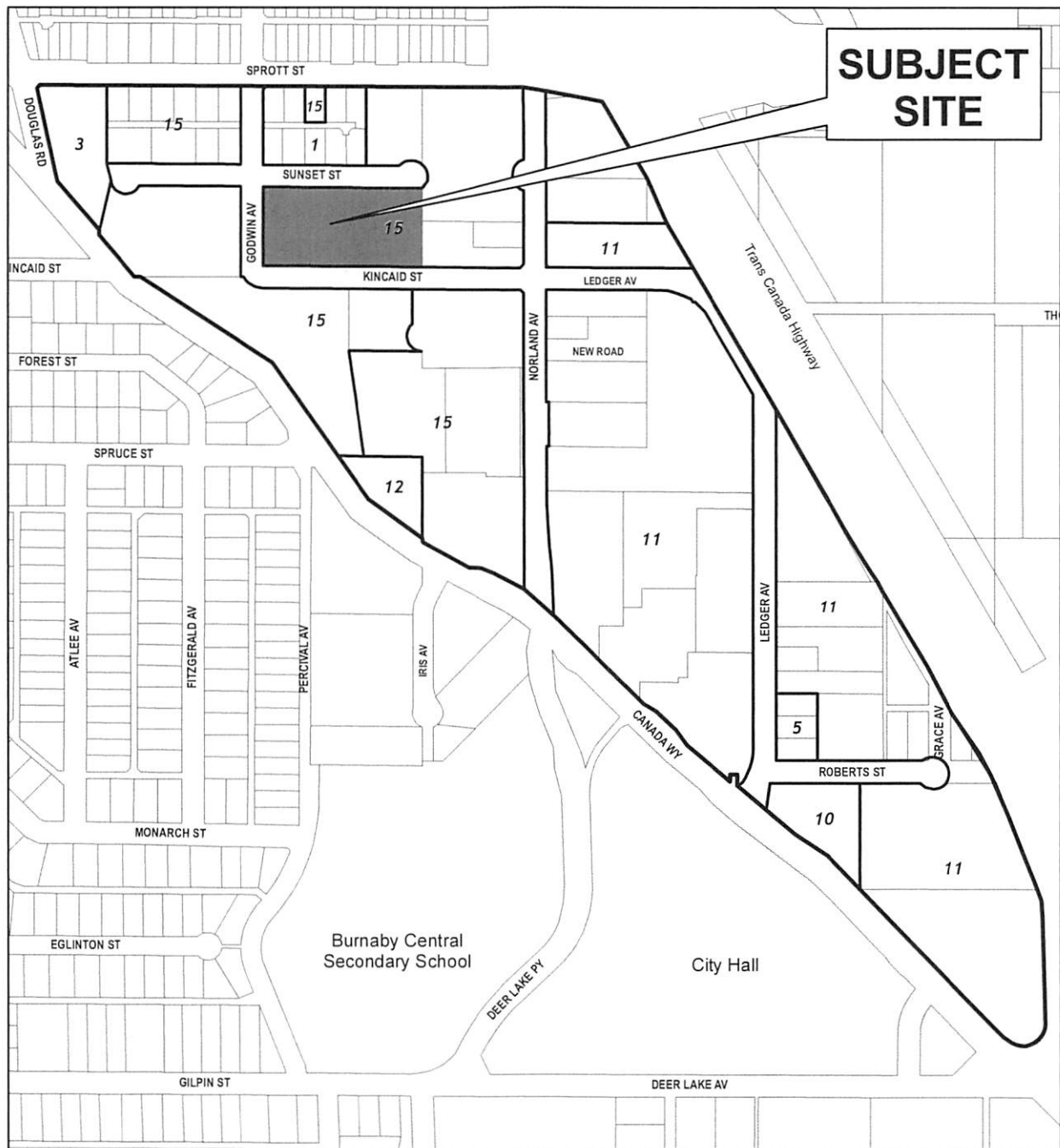
REZONING REFERENCE #20-15

SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
5912 Sunset Street	012-409-511	Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892
5924 Sunset Street	012-409-545	Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892
5938 Sunset Street	012-409-618	Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892
5946 Sunset Street	012-409-669	Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892
5958 Sunset Street	012-409-707	Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892
5968 Sunset Street	012-409-138	Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891
5978 Sunset Street	012-409-146	Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891
5988 Sunset Street	012-409-189	Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891
5907 Kincaid Street	002-842-351	Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892
5919 Kincaid Street	002-840-910	Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892
5931 Kincaid Street	001-775-219	Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892
5941 Kincaid Street	001-775-201	Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892
5969 Kincaid Street	012-409-308	Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891
5979 Kincaid Street	012-409-260	Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891
5989 Kincaid Street	012-409-227	Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891



Sketch #1



Central Administrative Area Community Plan



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 10 Administration and Public Assembly
- 11 Business Centre Districts
- 12 Park and Public Use
- 15 Community Institutional

