

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-14 2020 SEPTEMBER 23

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Catalyst Community Developments Society
#90 – 425 Carrall Street
Vancouver, BC V6B 6E3
Attn: Robin Petri
- 1.2 Subject:** Application for the rezoning of:
North Half Lot 3, Block 6, District Lot 98, Group 1, NWP 1503;
Parcel 1, District Lot 98, Group 1, NWP LMP42986;
Parcel 2, District Lot 98, Group 1, NWP 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)
- 1.3 Address:** 6837, 6857 and 6875 Royal Oak Avenue (Sketch #1 *attached*)
- 1.4 Size:** The site is rectangular in shape with a site area of approximately 3,677.34 m² (39,583 sq. ft.) (subject to legal survey).
- 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 with retail at grade.

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.
- 3.2 Rezoning Reference #19-54 included only the two properties located at 6857 and 6875 Royal Oak Avenue. However, the Public Hearing report noted the desirability and possibility of including the property to the north at 6837 Royal Oak Avenue for inclusion as part of the development site. As such, the property at 6837 Royal Oak Avenue has been included in this rezoning application. The details confirming the acquisition of this property and inclusion in the development site will be included in a future report to Council.

The pre-zoning application (Rezoning Reference #19-54) 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.

- 3.3 On 2020 July 06, Council approved the non-profit housing provider for the subject site (Catalyst Community Development Society). This proponent 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 #19-54). 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. Further detailed architectural and landscape drawings will be established in a subsequent Preliminary Plan Approval application.
- 3.4 The subject City-owned site is located in the Royal Oak Community Plan Area, on the west side of Royal Oak Avenue, between Imperial Street and Beresford Street, and is currently improved with two-storey warehouse buildings and a single-family dwelling. 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 mixed-use commercial/residential land use designation (see *attached* Sketches #1 and #2).
- 3.5 To the north, across the rear lane, is an automotive repair shop. To the south is a vacant property, with a low-rise commercial 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 a car wash establishment. To the west, across the lane, is a newer townhouse development constructed in 2014 under Rezoning Reference #11-25.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a mixed-use commercial/non-market housing development. The applicant is proposing three commercial retail units at grade, with 148 affordable independent living units above. The proposal will include both indoor and outdoor amenity spaces. Access will be taken from the rear lane.
- 4.2 The applicant proposes a six-storey wood frame building form, which is generally consistent with the adopted Royal Oak Community Plan. The subject site could achieve a maximum residential development density of 3.65 FAR and a commercial density of 0.20 FAR, for a total maximum density of 3.85 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.

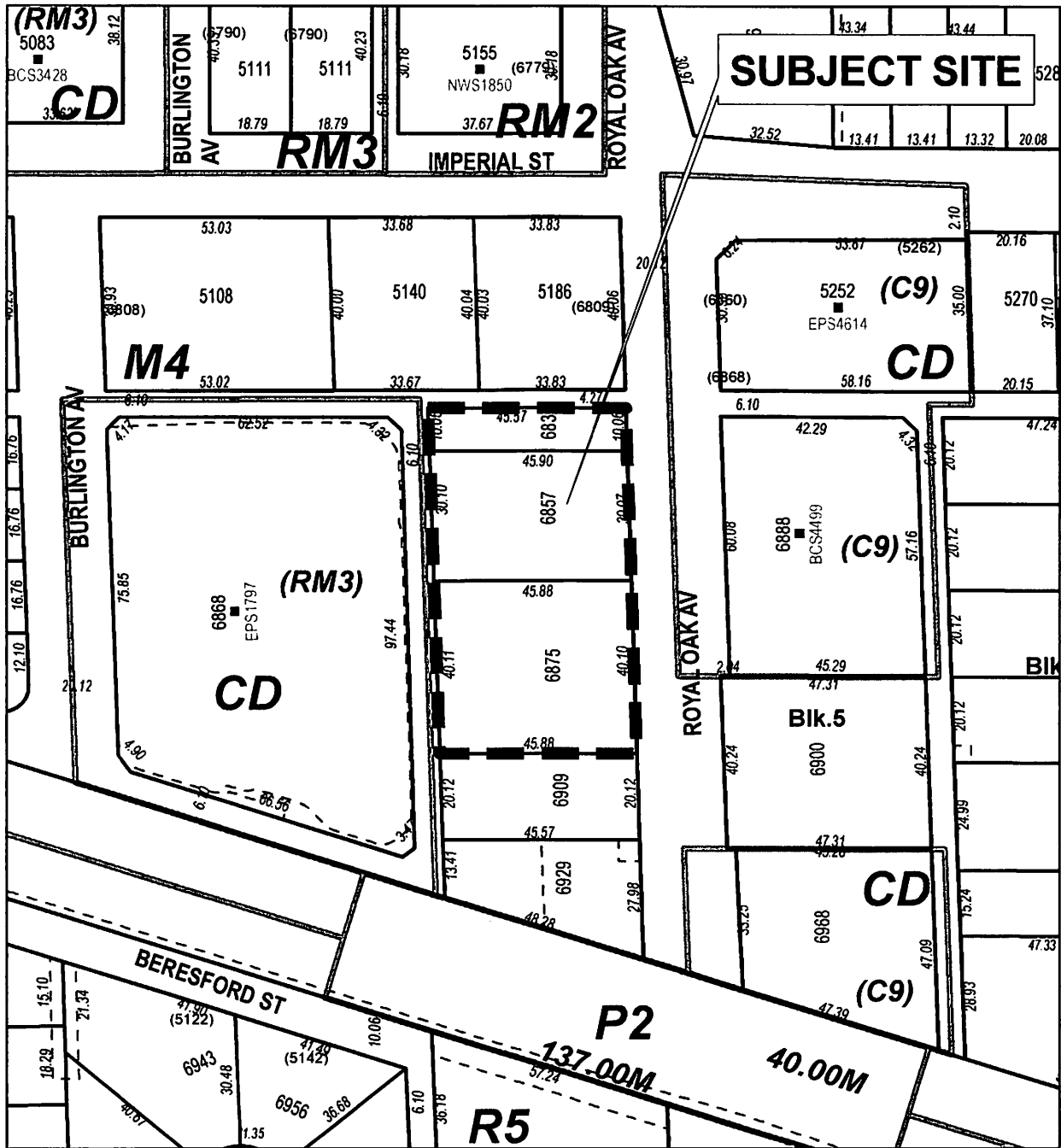


GT:tn

Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2020\20-14 6837.57.75 Royal Oak Ave\Council Reports\Rezoning Reference 20-14 Initial Report
2020.09.28.doc



PLANNING & BUILDING DEPARTMENT




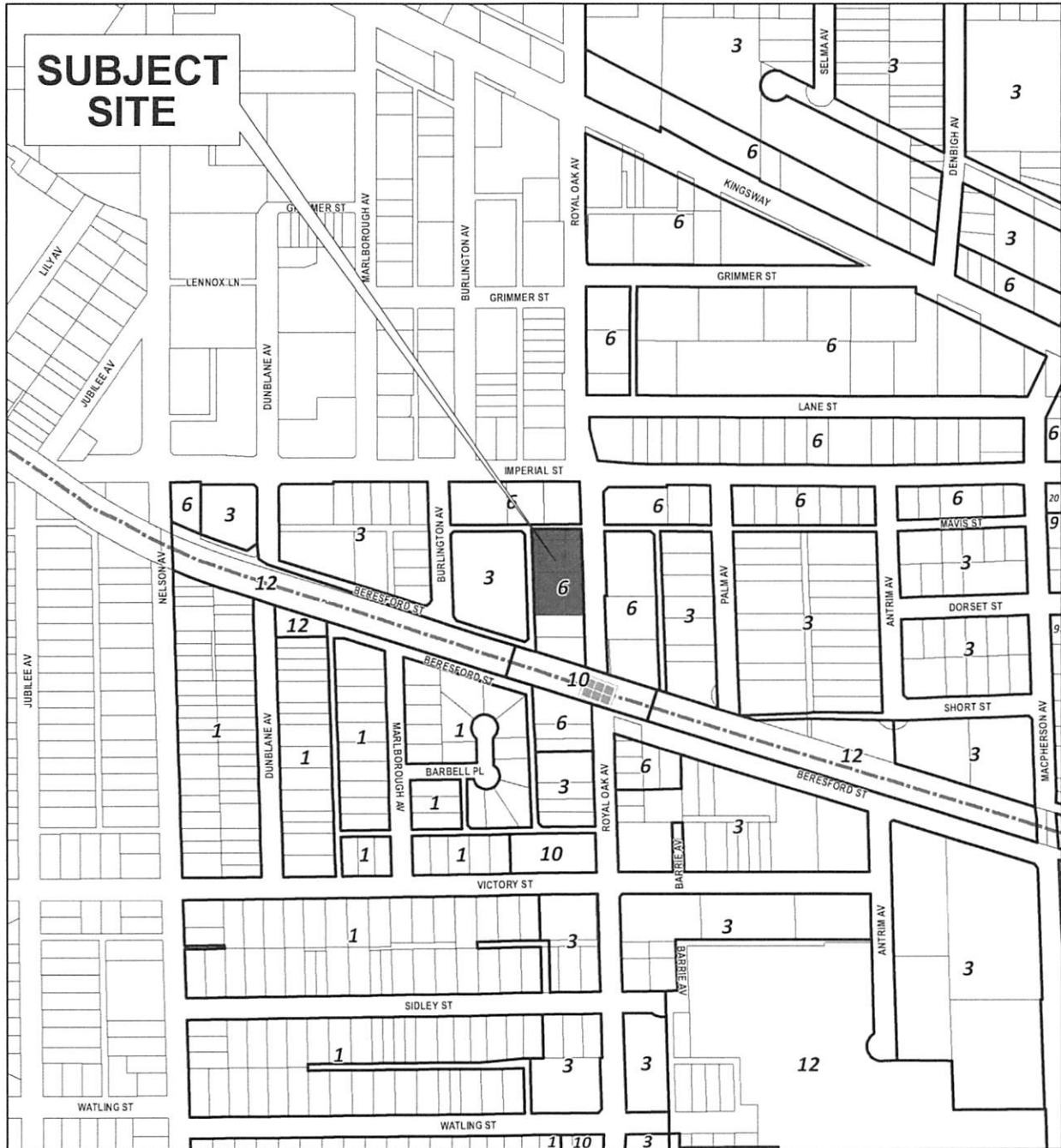
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REZONING REFERENCE #20-14
6837, 6857 AND 6875 ROYAL OAK AVENUE

 Subject Site



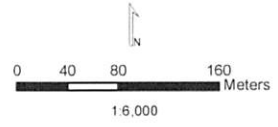
**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

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



Catalyst Community Developments Society
catalystcommdev.org



August 27, 2020

Ed Kozak
Director of Planning and Building
City of Burnaby
4949 Canada Way
Burnaby BC
V5G 1M2

RE: Rezoning Intent Letter for 6837, 6857, 6875 Royal Oak Avenue

Catalyst Community Developments Society (Catalyst), acting as agent for the City of Burnaby, is pleased to submit a Rezoning Letter of Intent to City staff for review.

Catalyst is a not-for-profit society focused on delivering, owning and operating social purpose real estate including affordable rental housing units and community spaces. Catalyst was selected through the City of Burnaby request for proposals process to develop and operate the proposed mixed-use project on the City owned land at 6837, 6857, 6875 Royal Oak Avenue.

The project sets out to address the need for affordable rental housing in Burnaby with the delivery of 148 below market rental apartments, indoor and outdoor amenity spaces, 3 commercial retail spaces and associated vehicle and bicycle parking for both uses all within a 6-storey wood frame building.

Homes across all unit types would have rents that meet the following affordability levels:

- 44 (30%) homes rented at rents affordable to low to moderate income households;
- 74 (50%) homes rented at Rent Geared to Income (RGI) not exceeding 30% of Housing Income Limits (issued by BC Housing annually); and
- 30 (20%) homes rented at a deep subsidy, affordable to those on income assistance (shelter rates).

In order to achieve these goals, the site will need to be rezoned. Current zoning is M4.

Catalyst is available to meet with City staff to discuss our intent to rezone in more detail. Please contact Robin Petri with any questions or additional information requests.

Yours truly,

DocuSigned by:

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Robin Petri
Vice President, Development
Catalyst Community Developments Society
604-312-5835