

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-16 2020 SEPTEMBER 23

ITEM #05

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:
Lot 7, District Lots 171, and 155a Group 1, New Westminster District
Plan LMP30202
- From:** CD Comprehensive Development District (based on RM2 Multiple
Family Residential District as guidelines)
- To:** Amended CD Comprehensive Development District (based on RM2,
RM2r Multiple Family Residential District and Edmonds Town Centre
Plan as guidelines)
- 1.3 Address:** 6488 Byrnespark Drive (Sketch #1 *attached*).
- 1.4 Size:** The site is irregular in shape with a site area of approximately 8,500 m²
(91,493 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.

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 #19-56) for this site received Third Reading on 2020 July 20 and is expected to receive Final Adoption this fall, thus establishing development guidelines for this 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 #19-56). 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 within Sub-Area 3 of the Edmonds Town Centre Plan area, bounded by Byrnespark Drive to the north and to the west, Byrne Woods Park to the east and a treed and undeveloped property to the south. The subject treed, undeveloped site is designated for “Ground-Oriented Multiple-Family Housing” using the RM2 Multiple Family Residential District as a guideline. The recommended RM2 and RM2r Multiple Family Residential District zoning for the site is consistent with the site’s community plan designation (see *attached* Sketches #1 and #2).
- 3.4 To the west and north of the site, across Byrnespark Drive, is Byrne Creek Ravine Park. Immediately to the east is Byrne Woods Park. To the south is a former City-owned site that was recently sold for development under Rezoning Reference #18-09, which proposes the development of a five-storey apartment building with underground parking, as well as townhouses with surface parking, and an affordable housing component including 20 units at 20% below CMHC market median (or lower) rents, that rezoning application received Final Adoption on 2020 July 27.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a non-market housing project. The applicant is proposing up to a maximum of 200 affordable rental units for Indigenous and non-Indigenous families and singles.
- 4.2 The anticipated apartment building includes up to a maximum of six-storeys, which is generally consistent with the adopted Edmonds Town Centre Plan. The subject site could achieve a maximum residential development density of 1.90 Floor Area Ratio (FAR).
- 4.3 An environmental assessment, conducted in connection with Rezoning Reference #18-09 at the adjacent 6438 Byrnespark Drive, determined the presence of a small anthropogenic ephemeral creek which originates from the subject site. The City’s Environmental Review Committee accepted the proposal from the developer of 6438 Byrnespark Drive to relocate a portion of the creek from 6438 Byrnespark Drive onto 6488 Byrnespark Drive, in order to maximize the developable area on both sites. The creation of a 20 m (66 ft.) riparian area, to be placed under a Section 219 Covenant to ensure its continued protection and maintenance, is also a condition of Rezoning Reference #18-09. The protected riparian area on 6488 Byrnespark Drive extends 14.2 m (47 ft.) along the south property. The creek is also present along the eastern property line.

As a result of the required streamside protection and enhancement area for this stream to comply with streamside protection provisions in the Zoning Bylaw, permitted density must be distributed in buildings sited outside of the protected area, and thus there may be a reduction in the total number of units originally envisioned for the site.

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

5.0 RECOMMENDATION

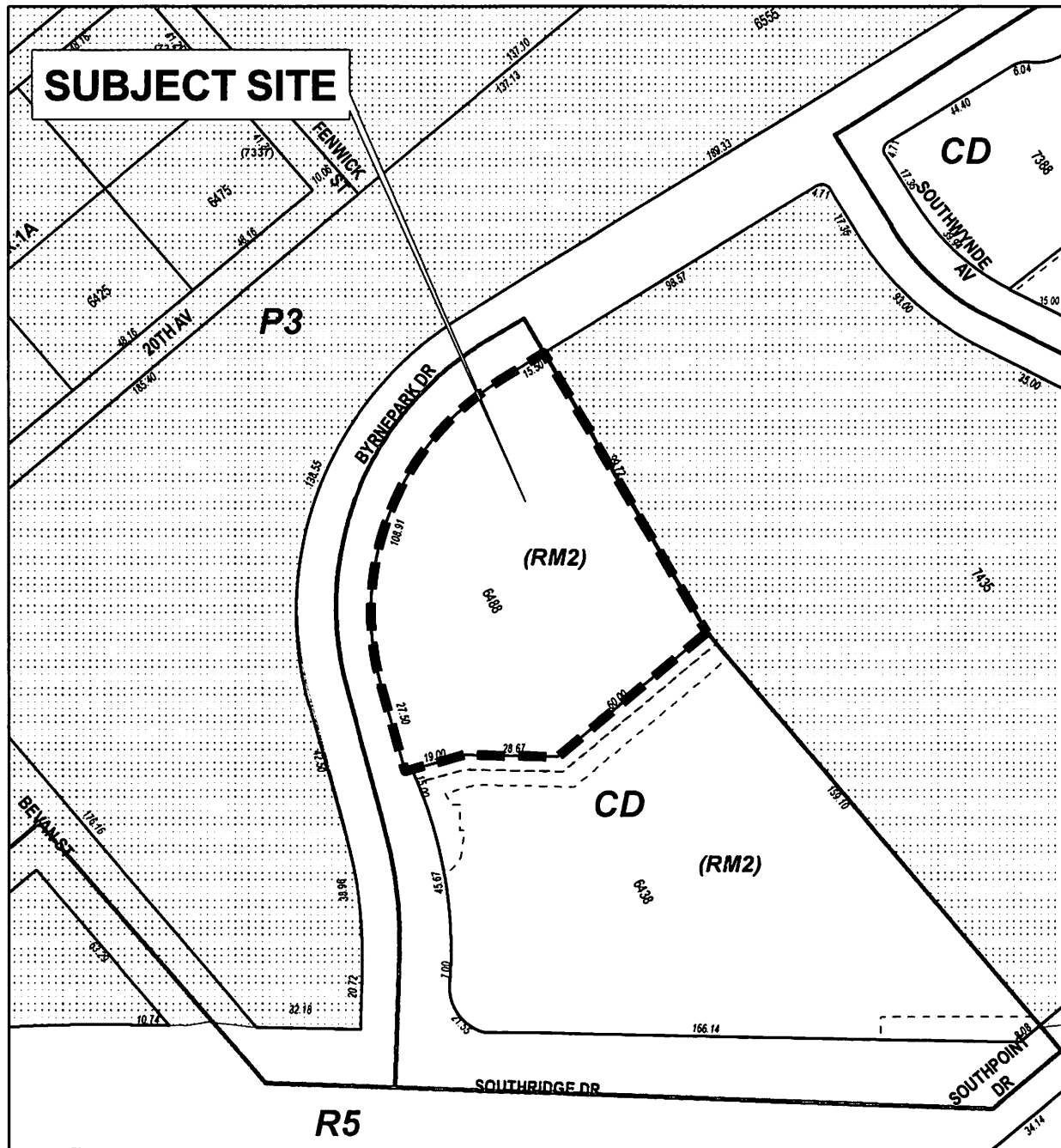
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



KL:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:

AUG 12 2020

scale:

1:2,000

Drawn By:

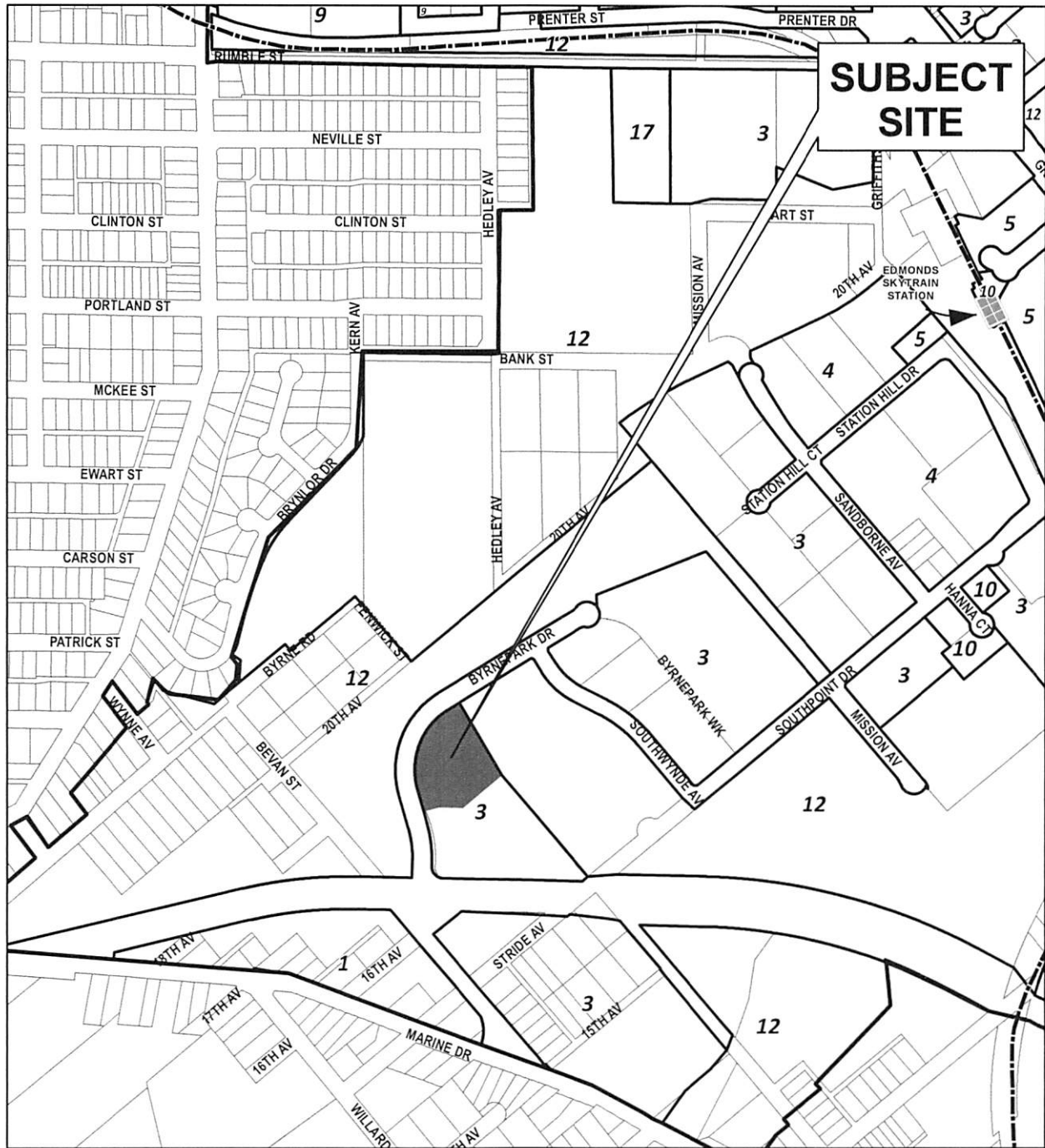
JS

REZONING REFERENCE #20-16
6488 BYRNEPARK DRIVE



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

