



Item.....
Meeting..... 2020 October 26

COUNCIL REPORT

TO: CITY MANAGER 2020 October 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-57
Pre-zoning for Non-market Housing Development

ADDRESS: 7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 - 16th Avenue; 7411, 7417
15th Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lots 1, 2 and 3, Block 28, District Lot 29, Group 1, NWD Plan 3035,
Lots 4, 19, 20 and 21, Block 28, District Lot 29, Group 1, NWD Plan 3035,
Lots 5 and 6, Block 28, District Lot 29, Group 1, NWD Plan 4215

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s, RM3r Multiple
Family Residential District and Edmonds Town Centre Plan as guidelines and in
accordance with the development guidelines provided in Appendix A *attached*)

APPLICANT: City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

PURPOSE: To seek Council authorization to forward this application based upon an expanded
site as described in this report to a Public Hearing on 2020 November 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. **THAT** an amendment to the Edmonds Town Centre Plan as outlined in Section 4.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw .
3. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 44-2019, Bylaw 14100, be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw.

REPORT

1.0 REZONING PURPOSE

To establish development guidelines for the subject site to facilitate development of affordable housing.

2.0 POLICY CONTEXT

The *Mayor's Task Force on Community Housing Final Report* 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” (Quick Start #5). As well, the *Final Report* broadly recommends investment in housing partnerships (Theme 2), and increasing the supply of affordable rental housing (Recommendation #12).

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

- Burnaby’s *Official Community Plan* (1997) contains goals within its residential and social policy frameworks to help ensure that the needs of people with special and affordable housing requirements are met. This could be achieved by seeking new methods, regulations, and partnerships to encourage the development and protection of affordable and special needs housing in the City.
- The *Burnaby Economic Development Strategy* (2007) sets a goal of building a strong, liveable, and healthy community, which includes developing a diverse and affordable housing stock which is appropriate to residents’ needs.
- The *Burnaby Social Sustainability Strategy* (2011) contains several actions in the area of affordable and suitable housing, including looking for opportunities to work with senior levels of government to facilitate the development of housing that is supportive of, suitable, and affordable to specific target groups, such as low and moderate income households, and those experiencing mental illness, addictions, family violence, homelessness, and other challenges.
- The adopted Council reports entitled “*Affordable Housing and Homelessness – A Response to Issues and Proposals*” (2007) and the “*Burnaby Housing Profile – 2016*” (further updated in 2017) identify the opportunity for the City to facilitate the delivery of affordable housing, in part, by cooperating with senior government.

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

- 3.1 On 2019 October 07, Council received a report that included a number of recommendations, including that staff initiate rezoning applications for various City-owned sites, for the development of non-market housing, in partnership with senior levels of government, and that Council approve in principle the contribution of Community Benefit Bonus Housing funds towards City-related permit fees and servicing design and construction costs associated with rezoning applications for these sites.
- 3.2 On 2019 November 18, the subject rezoning was advanced to a Public Hearing based on the smaller 7-lot site including 7510, 7516, 7526, 7536 Kingsway; 7390, 7398 - 16th Avenue and 7411 - 15th Avenue.
- 3.3 On 2020 July 20, Council granted Third Reading of the rezoning bylaw amendment. Since that time, there appears to be an opportunity to include the property at 7404 - 16th Avenue as well as the City-owned property at 7417 - 15th Avenue, both of which are identified for multiple-family development in line with the Edmonds Town Centre Plan, in the development assembly. This will create a larger 9-lot site with a total area of 5,002.8 m² (53,850 sq. ft.) as compared with the original development site area of 3,219 m² (34,649 sq. ft.), and could assist in achieving the target of 177 non-market rental units on the site.

4.0 GENERAL COMMENTS

- 4.1 The subject site, located within the Edmonds Town Centre Plan, on the north side of Kingsway between 15th and 16th Avenues, is designated for multiple-family development using the RM2 Multiple Family Residential District (see *attached* Sketches #1 and #2). The recommended RM3s and RM3r zoning for the site will require a minor amendment

to the Edmonds Town Centre Plan. The *Mayor's Task Force on Community Housing Final Report* provides a recommendation to increase the supply of affordable rental housing. Amending the Edmonds Town Centre Plan will enable the provision of additional non-market housing, thereby addressing this recommendation, and as such is considered supportable.

4.2 The expanded site comprises nine properties and is improved with two older single-family dwellings, one of which is in the City's rental dwelling portfolio, with all the other properties being vacant. To the east and west are townhouse developments. To the north are single-family dwellings designated for future townhouse development. To the southwest, across Kingsway, are single-family dwellings that are designated to remain as such.

4.3 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Edmonds Town Centre Plan, the subject site is designated for comprehensive development, utilizing the RM2 and RM2r Districts as guidelines. However, as described above, it is recommended that the site utilize RM3s and RM3r as guidelines in order to achieve a maximum residential development density of 3.15 Floor Area Ratio (FAR), of which 0.4 FAR is density bonus and 0.55 FAR is affordable density offset (see *attached* Appendix A).

5.0 REZONING REQUIREMENTS

5.1 All necessary civil servicing design, third party utility design, and environmental investigation for the site will be provided by the City through its engineering consultant team.

5.2 Road closures, road dedications, and consolidation of a net development site will be completed by the City, prior to approval of a future site specific development application.

5.3 The registration of a Section 219 No Build Covenant is required to ensure the following items are satisfied prior to construction commencing on the site. Items include, but are not limited to:

- a site specific plan of development, in line with established development guidelines.
- specific Council consideration and approval of the value of the prepaid lease;
- all offsite engineering, road, and civil works as determined necessary, Servicing Agreement, all bonding and payments associated with civil works;
- any necessary road closures and road dedications, and consolidation of a net development site;

- undergrounding of overhead wiring and provision of all third party utilities;
- stormwater and groundwater management, sediment control, solid waste and recycling, and loading plans;
- tree survey and arborist report, acoustical study, and green building strategy;
- all necessary legal agreements, including statutory rights-of-way, easements, covenants, lease agreements, and servicing construction contracts;
- housing Agreement Bylaw; and,
- payment of all applicable Development Cost Charges.

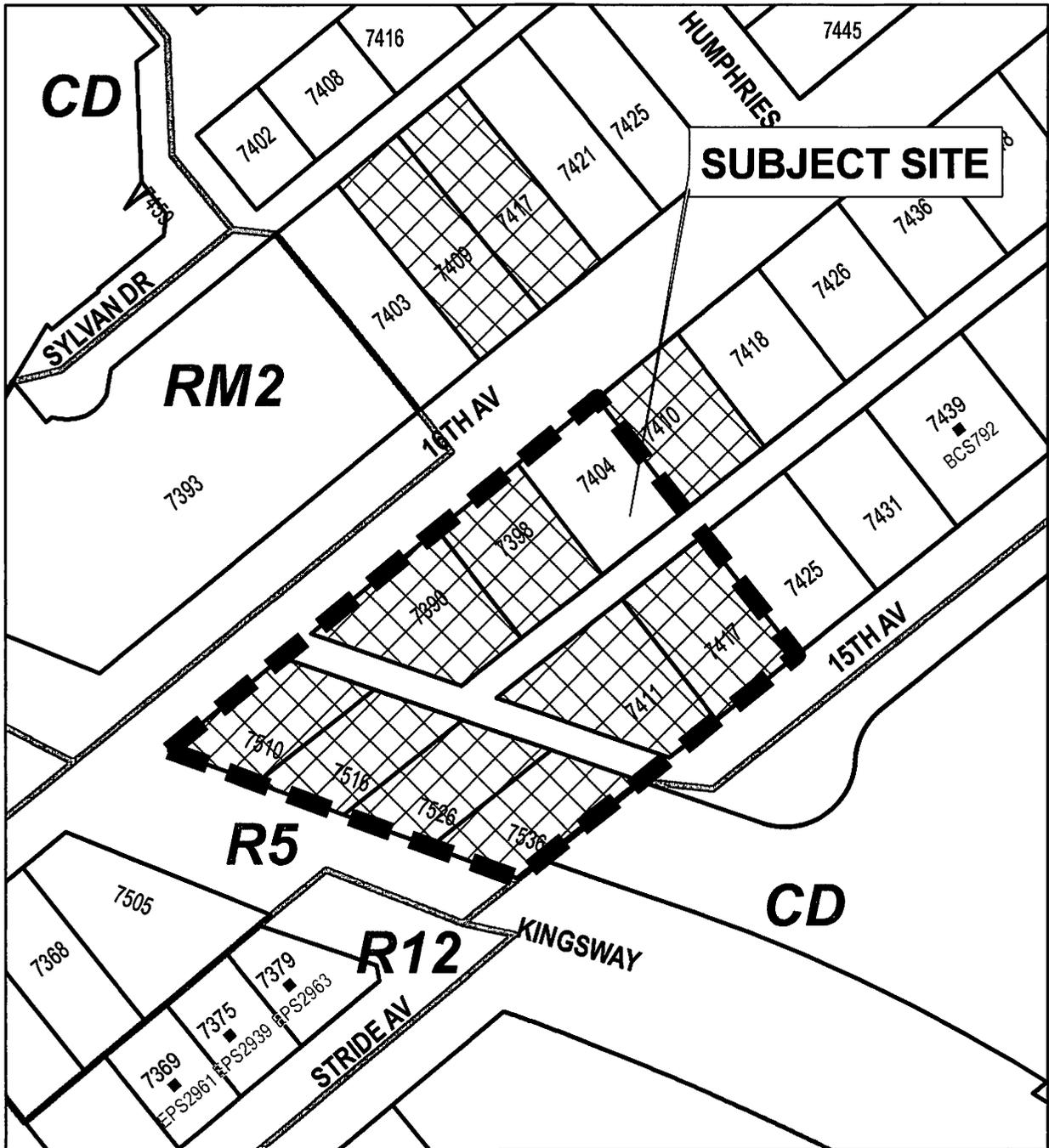


E.W. Kozak, Director
PLANNING AND BUILDING

SMN:ll

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date: OCT 14 2020

scale: 1:1,250

Drawn By: RW

SITE #4
POTENTIAL AFFORDABLE HOUSING PARTNERSHIP SITE
KINGSWAY/16TH AVENUE



Subject Site



City-Owned Property



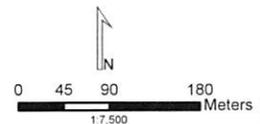
1	Single and Two Family Residential	9	Industrial
3	Medium Density Multiple Family Residential	10	Institutional
4	High Density Multiple Family Residential	12	Park and Public Use/Public School
5	Commercial	17	Low or Medium Density Multiple Family Residential (Ground Oriented)
6	Medium Density Mixed Use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



APPENDIX A
Development Guidelines
2020 October 21

SITE #4: KINGSWAY AND 16TH – REZONING REFERENCE #19-57
NON-MARKET HOUSING DEVELOPMENT

Addresses: 7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 16th Avenue; 7411, 7417 15th Avenue

Site Area: 5002.8 m² (53,850 sq.ft.) including lane closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3s base + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
RM3r (rental)	1.10 FAR
<u>RM3s (100% affordable density offset)</u>	<u>0.55 FAR</u>
Total	3.15 FAR (169,628 sq.ft.)

Anticipated Maximum Unit Count: 177 units, based on 85% efficiency and 725 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability