



TO: CITY MANAGER 2020 October 21

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-33
MULTIPLE-FAMILY DEVELOPMENT
Royal Oak Community Plan**

ADDRESS: 6449 and 6469 Selma Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lots 5 and 6, Block 9, DL 94, Group 1, NWD Plan 1117

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Selma Apartments" prepared by Jordan Kutev Architect Inc.)

APPLICANT: Selma Developments Ltd.
#112-4300 North Fraser Way
Burnaby, BC V5J 5J8
(Attn: Bimaljit Sahdev)

PURPOSE: To seek Council authorization to forward this application 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 pm.
2. **THAT** the sale of City-owned property be approved in principle for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants as outlined in Section 4.7 of this report.
- e) The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.5 of this report.
- f) The completion of the sale of City property.
- g) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw. If requested, demolition may also be delayed to more closely coincide with approval of building permits.
- h) The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the renting of the unit to a disabled person.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- l) The consolidation of the development site into one legal lot.
- m) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.

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- n) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) The deposit of the applicable Regional Transportation Development Cost Charge.
- s) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 74 unit multiple-family rental development.

2.0 POLICY FRAMEWORK

The proposed development is in line with the multiple-family designation of the Council-adopted Royal Oak Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

A Connected Community

- Geographic connection – Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Healthy Community

- Healthy life – Encourage opportunities for healthy living and well-being.

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3.0 BACKGROUND

- 3.1 On 2017 July 24, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.2 The subject properties are located within the Council-adopted Royal Oak Community Plan area and form part of a larger planned assembly that includes the property to the south located at 6489 Selma Avenue. All of the properties in the planned assembly are currently zoned R5 Residential District, and are designated for rezoning to the CD Comprehensive Development District, utilizing the RM3 and RM3r Multiple Family Residential Districts as a guidelines (Sketches #1 and #2 *attached*).
- 3.3 The applicant presently owns one lot within the planned assembly at 6469 Selma Avenue. The property at 6449 Selma Avenue was purchased by the City in 2001 in order to protect the three lot assembly potential for multiple-family residential development in line with the Royal Oak Community Plan guidelines. The property at 6489 Selma Avenue is presently held under separate private ownership.
- 3.4 The applicant has suitably demonstrated that he has been unsuccessful in acquiring the neighbouring property at 6489 Selma Avenue for inclusion in the identified three-lot assembly. As such, the proposed two lot assembly is advancing with the remainder lot at 6489 Selma Avenue retaining its single-family development potential under prevailing R5 Residential District zoning.

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a six-storey, multiple-family rental apartment development with 74 units. The maximum proposed density of the project is 2.75 F.A.R. with underground parking. Vehicular access to the site will be from Selma Street.
- 4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of separated sidewalks with street trees, boulevard grassing and street lighting on Selma Avenue across the development frontage.
- 4.3 The proposed development site encompasses the City-owned property at 6449 Selma Avenue. The City-owned land has an area of approximately 1,011.7 m² (10,890 sq. ft.). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The Realty and Lands Division of the Public Safety and Community Services

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Department will determine a recommended purchase price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning amendment bylaw.

- 4.4 In accordance with Council's adopted Rental Use Zoning Policy, Stream 2 – Inclusionary Rental, the applicant is providing 6 inclusionary rental units as part of the development proposal (20% of the 30 market rental units proposed under the RM3 District), which utilizes 0.22 F.A.R. of the permitted 1.1 F.A.R. RM3r rental density. The applicant has also elected to utilise the remainder 0.88 RM3r rental density available in order to provide additional market and median Canada Mortgage and Housing Corporation (CMHC) level rental units. For the provision of the 20% inclusionary rental, the applicant is taking advantage of the offset density for additional market rental units.
- 4.5 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures of the affordable rental units. The terms of the Housing Agreement are to be established prior to Third Reading of the Rezoning Bylaw. A separate report detailing the terms of the Housing Agreement will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.6 The development is providing 19 adaptable units, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing policy.
- 4.7 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant (Housing Agreement) to ensure the affordability measures of the below-market rental units; and,
 - Section 219 Covenant ensuring the provision of storm water best management practices.
- 4.8 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.9 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.10 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

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- 4.11 Given the size of the site, storm water best management practices are acceptable in lieu of a formal stormwater management plan.
- 4.12 The submission of a groundwater management plan is required.
- 4.13 Applicable development cost charges will include:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Charge.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area - 2,025.5 m² (21,802 sq. ft.)
- 5.2 Site Coverage - 47 %
- 5.3 Density and Gross Floor Area

Market Rental Density:

- RM3 Floor Area Ratio - 1.10 F.A.R.
- RM3r Floor Area Ratio - 0.44 F.A.R.
- Density Offset Floor Area Ratio - 0.55 F.A.R.
- Total F.A.R. - 2.09 F.A.R.
- RM3, RM3r Gross Floor Area - 4,233.2 m² (45,566 sq. ft.)

Below-Market Rental Density:

- RM3r (20% of CMHC) Floor Area Ratio - 0.22 F.A.R.
- RM3r (Median CMHC) Floor Area Ratio - 0.44 F.A.R.
- Total F.A.R. - 0.66 F.A.R.
- RM3r Gross Floor Area - 1,336.8 m² (14,389 sq. ft.)

- Total Site Floor Area Ratio:* - 2.75 F.A.R.
- Total Site Gross Floor Area:* - 5,570 m² (59,995 sq. ft.)

- 5.4 Building Height - 6 Storeys

5.5 Unit Mix

Market Rental Units:

- 13 – Studio (Adaptable) - 46.9 m² (505 sq. ft.)
- 6 – Studio - 46.9 m² (505 sq. ft.)

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2 – 1 Bedroom	-	47.6 m ² (513 sq. ft.)
5 – 1 Bedroom + Den	-	65.0 – 66.8 m ² (700 – 719 sq. ft.)
26 – 2 Bedroom	-	69.4 – 78.3 m ² (747 – 843 sq. ft.)
<u>4 – 2 Bedroom + Den</u>	-	85.2 m ² (917 – 918 sq. ft.)
56 Units		

20% Below CMHC Rent Level Units:

3 – 2 Bedroom	-	71.8 – 78.3 m ² (774 – 843 sq. ft.)
2 – Studio (Adaptable)	-	46.9 m ² (505 sq. ft.)
<u>1 – One Bedroom + Den</u>	-	66.8 m ² (720 sq. ft.)
6 Units		

CMHC Median Rent Level Units:

2 – Studio	-	46.9 m ² (505 sq. ft.)
4 – Studio (Adaptable)	-	46.9 m ² (505 sq. ft.)
4 – 2 Bedroom	-	71.8 – 78.3 m ² (774 – 843 sq. ft.)
<u>2 – One Bedroom + Den</u>	-	65.0 – 66.8 m ² (700.4 – 720 sq. ft.)
12 Units		

74 Total Market Rental and Below-Market Rental Units

5.6 Parking and Car Wash Facilities

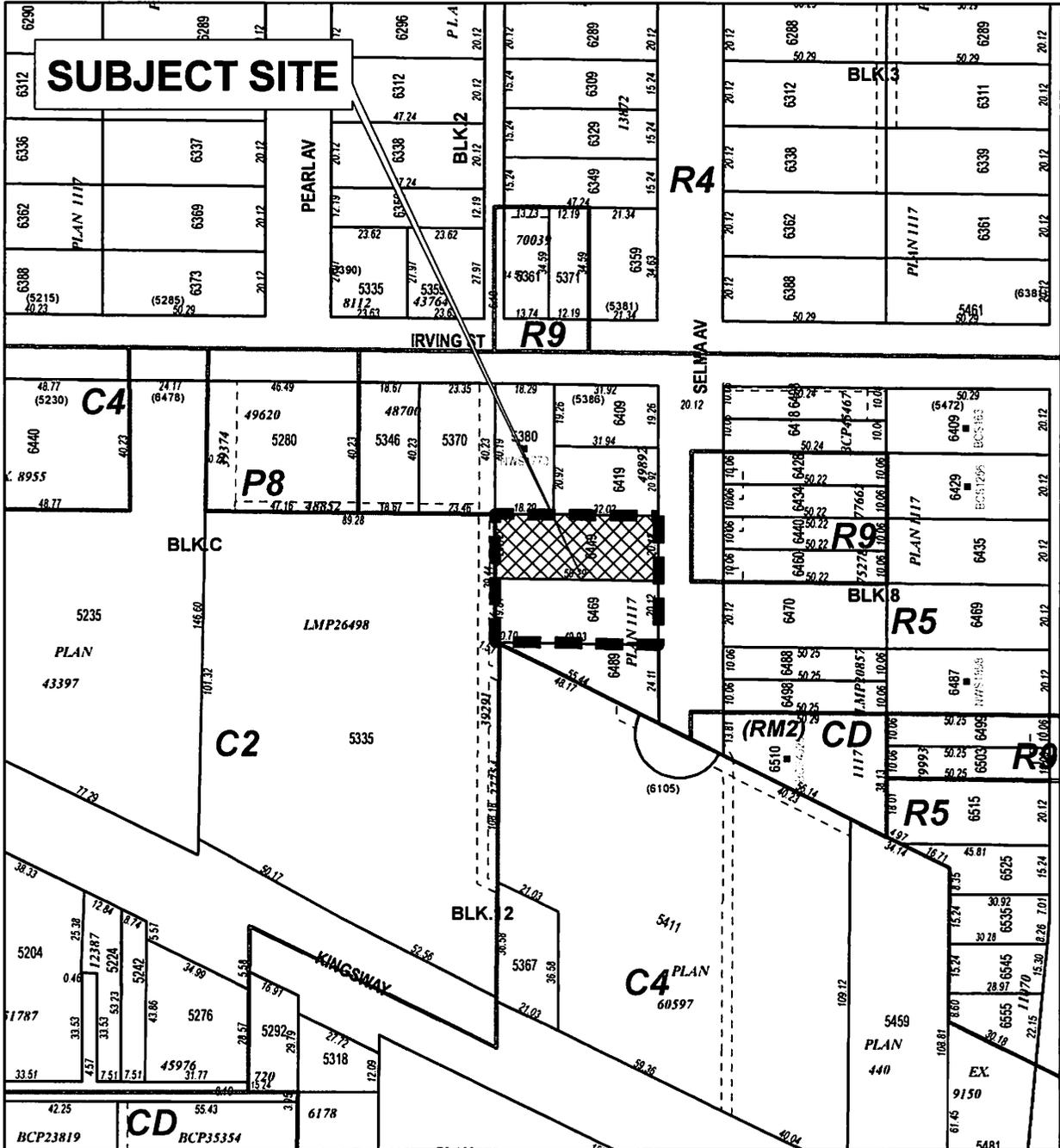
Vehicle parking for 74 units at 0.6/unit	-	44 spaces required and provided
Bicycle parking at 1/unit and 0.1 for visitors	-	82 spaces
Car wash facilities	-	1 space


E.W. Kozak, Director
PLANNING AND BUILDING

SMN:ll

Attachments

cc: City Solicitor
City Clerk



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



Date: OCT 08 2020

scale: 1:2,000

Drawn By: JS

REZONING REFERENCE #16-33
6449 AND 6469 SELMA AVENUE

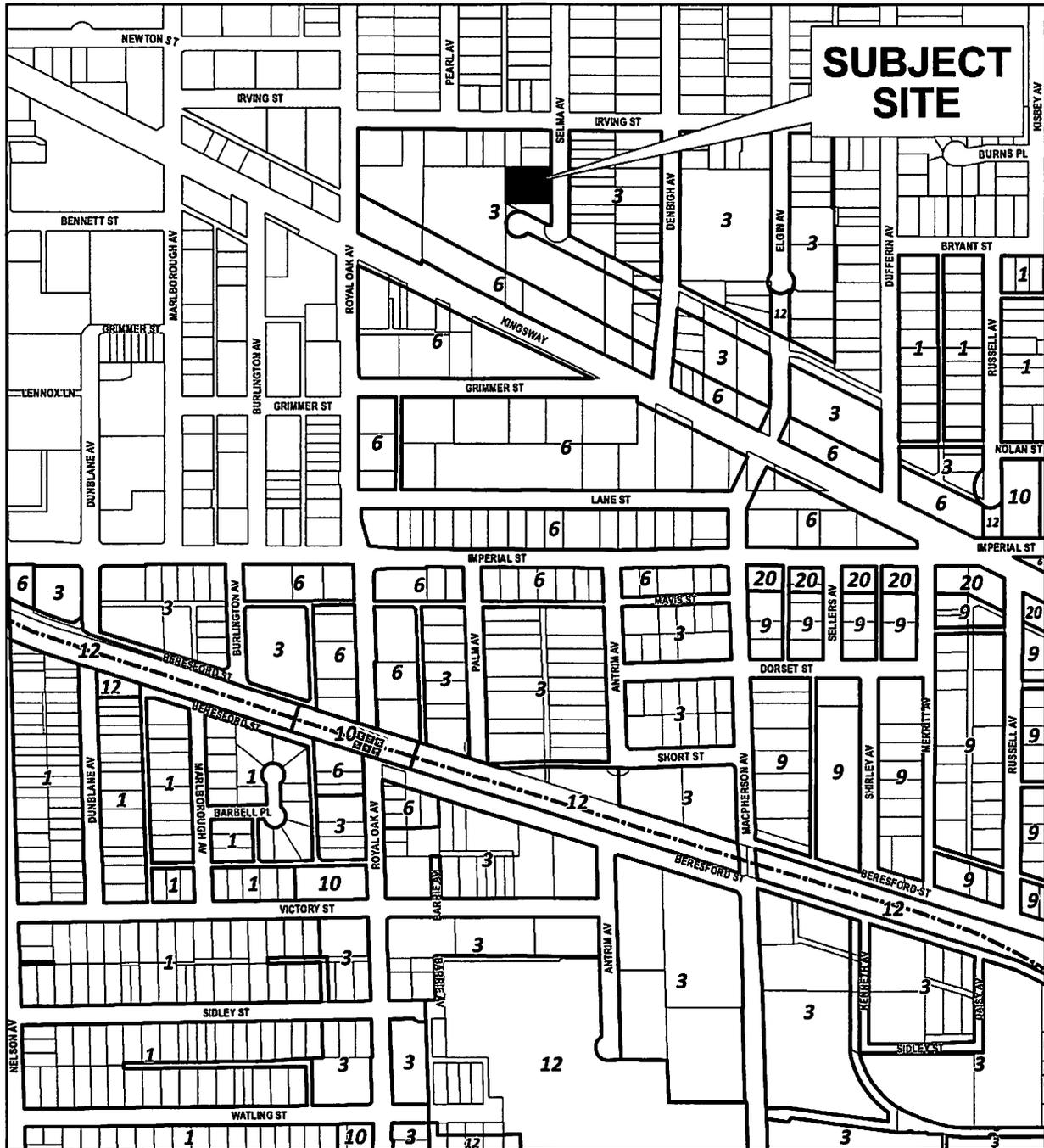


Subject Site



City-Owned Property

Sketch #1



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

