

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-04 2021 February 17

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2
- 1.2 Subject:** Application for the rezoning of:
Lot C, Block 2, District Lot 25, Plan NWP 19669
- From:** R3 Residential District
- To:** CD Comprehensive Development District (based on RM1 and RM1r
Multiple Family Residential District as guidelines)
- 1.3 Address:** 8303 10th Avenue (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is rectangular in shape with a width of 60.63 m (198.9 ft.), a depth of 42.05 m (138.0 ft.), and a total area of 2,549.52 m² (27,442.8 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 establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

2.0 POLICY FRAMEWORK

The subject rezoning proposal aligns with 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.

An Inclusive Community

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 On 2020 October 27, the Government of Canada, through the Canadian Mortgage and Housing Corporation, announced the new Rapid Housing Initiative (RHI) to create up to 3,000 affordable housing units for vulnerable residents in severe housing need. With \$1 billion in funding, the RHI seeks to address urgent housing needs through the rapid construction of affordable housing for people at risk of or experiencing homelessness, or living in temporary shelters due to the COVID-19 pandemic. This includes capital contributions to develop new modular multi-unit rentals, convert non-residential buildings into affordable multi-residential homes, rehabilitate buildings that are abandoned or in disrepair into affordable multi-residential homes, and the purchase of land and buildings for affordable housing purposes.

At the meeting of Council on 2020 December 14, staff were directed to apply for RHI funding with three City-owned sites, including the subject site located at 8303 10th Avenue. Staff applied for RHI funding for this site in advance of the 2020 December 31 deadline, and CMHC has committed to review the application within 30 days of the deadline and to distribute funds before 2020 March 31, where possible. On 2021 February 8, Council authorized staff to issue a Request for Proposals to select non-profit housing partners for the three sites, to help ensure the City is in a position to advance the projects and meet the strict construction and occupancy timelines required by RHI, in the event the City is successful in securing funding. RHI program criteria specify occupancy of the affordable housing units within six months of the execution agreement with CMHC, anticipated in April 2021. To further ensure this project can meet the required timeframes set by RHI funding, this rezoning application has been initiated to establish development guidelines for the site. If RHI funding is secured for this site, the City will complete this rezoning application, and staff will work with the selected non-profit partner towards a project that best meets community housing needs and is consistent with the development guidelines established by the CD rezoning bylaw. The specific form of development will be approved through Preliminary Plan Approval and Building Permit applications.

- 3.2 The subject site is located in the Newcombe Community Plan area and is designated for low density multiple family development (see *attached* Sketches #1 and #2). The site is vacant. Immediately to the southwest is the unopened Newcombe Street road allowance and eight City-owned lots that are designated for low-density multiple-family development. To the northwest and north across the lane is a vacant City-owned lot designated for low density multiple-family development and an older lower rise rental apartment building. Immediately to the northeast is an older lower rise rental apartment building. To the east and south across 10th Avenue and McBride Boulevard in the City of New Westminster are single-family dwellings, seniors rental housing, and a long term care facility.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing in line with the RHI program criteria. The proposed RM1/RM1r District zoning is consistent with the site's low density multiple-family designation. The specific development guidelines have yet to be defined, but on a preliminary basis, staff support a maximum density of 1.2 FAR and anticipate a unit yield of approximately 56 units. In accordance with RHI criteria, the project would be modular construction.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

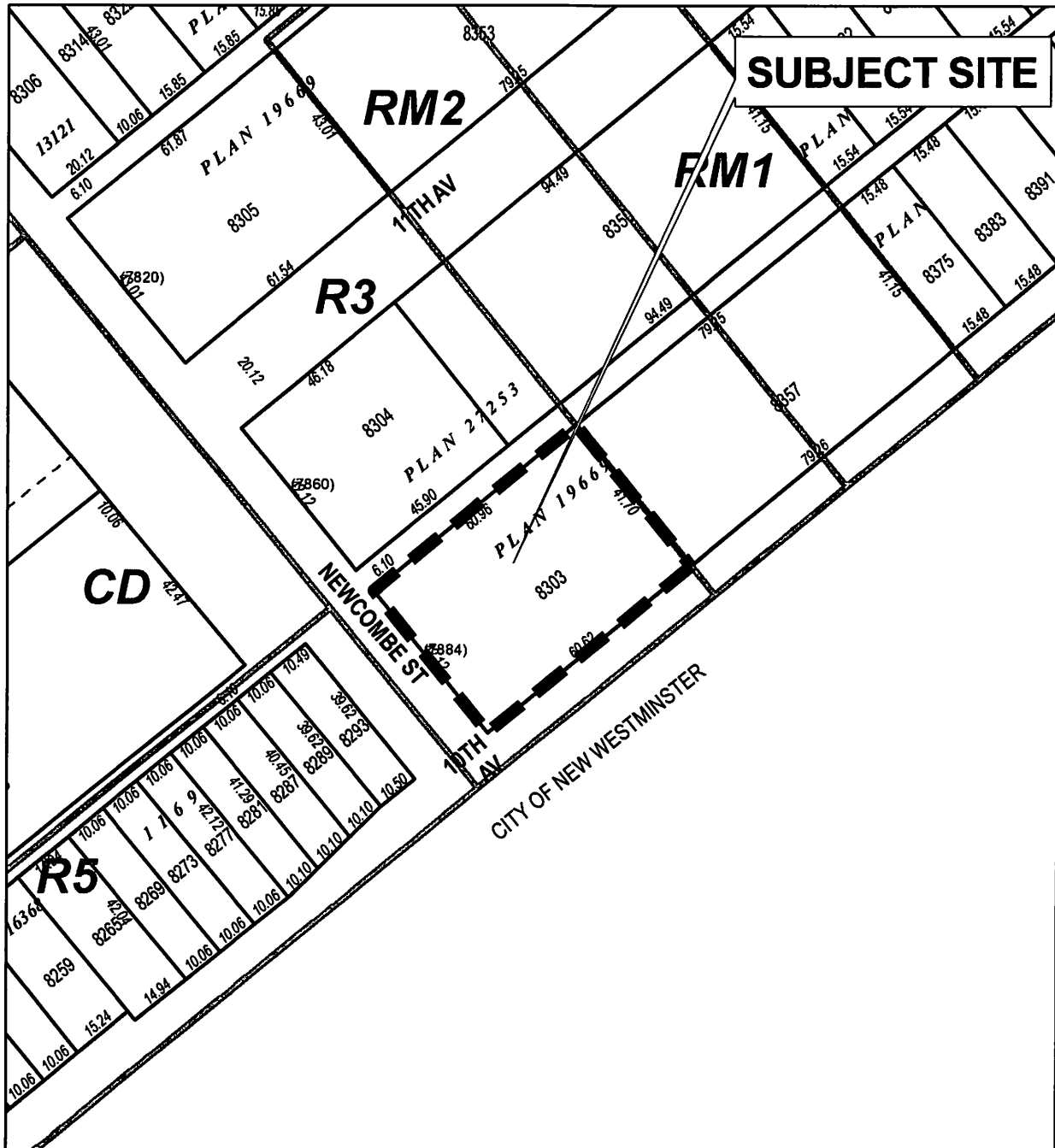
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



KH

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
FEB 11 2021

scale:
1:1,500

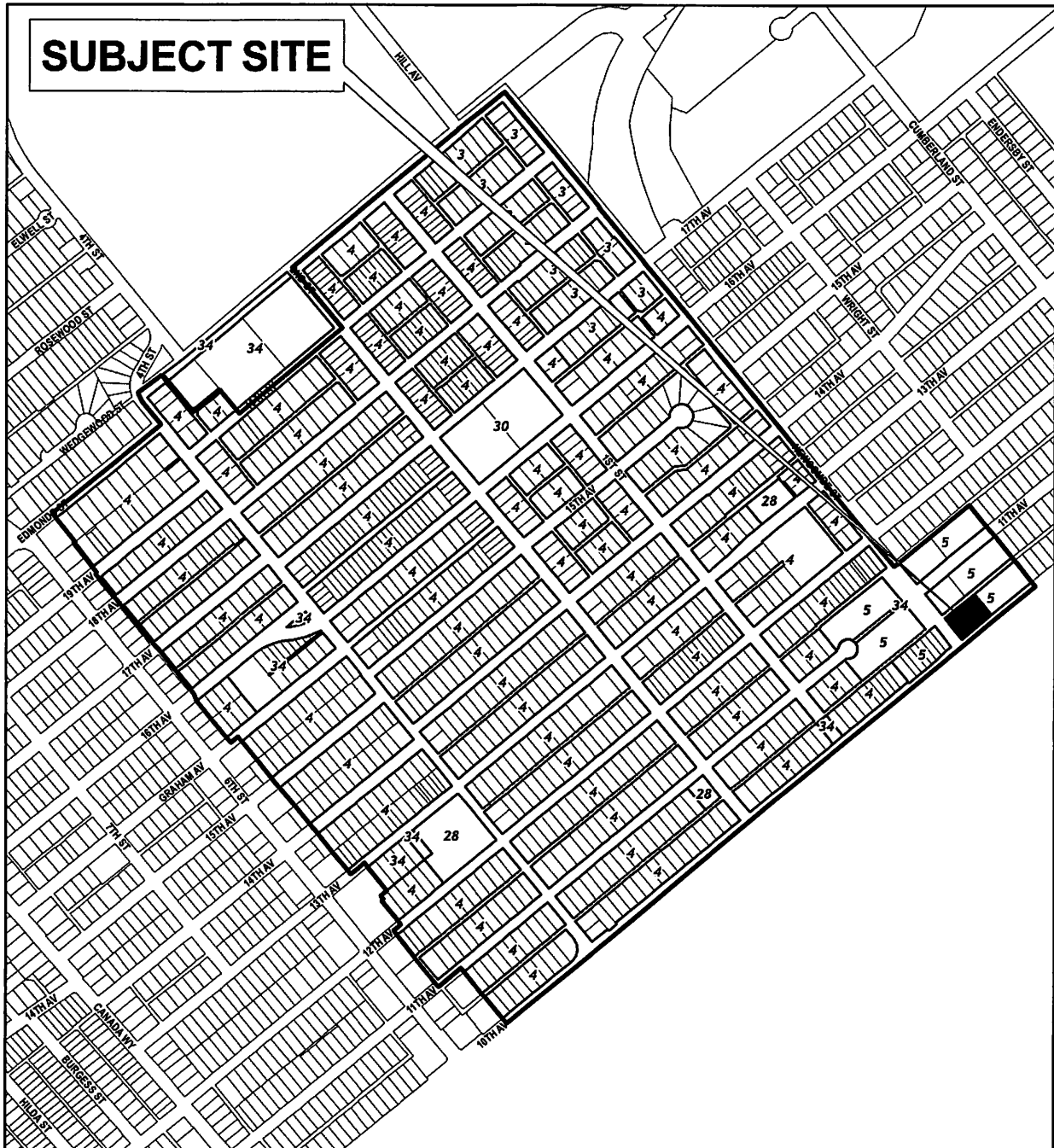
Drawn By:
JS

REZONING REFERENCE #21-04
8303 10TH AVENUE



Subject Site

SUBJECT SITE



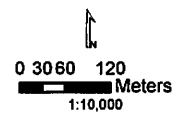
- 3** Single Family Suburban
- 4** Single and Two Family Residential
- 5** Low Density Multiple Family Residential
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use



Planning and Building Dept

Printed on February 9, 2021

East Burnaby



Sketch #2