

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-05 2021 February 17

ITEM #03

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 A, District Lot 30, Plan NWP 87763
- From:** P3 Park and Public Use District and CD Comprehensive Development District (based on the P2 Administration and Assembly District and P3 Park and Public Use District as guidelines)
- To:** CD Comprehensive Development District (based on RM1 and RM1r Multiple Family Residential District as guidelines)
- 1.3 Address:** 7355 Canada Way (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is irregular in shape with an approximate width of 49.93 m (163.8 ft.), depth of 90.17 m (295.8 ft.), and a total area of 4,431.47 m² (47,700.0 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 7355 Canada Way. 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 Edmonds Town Centre Plan area and is designated for park and public use (see *attached* Sketches #1 and #2). The site forms part of the Edmonds Community School and Edmonds Resource Centre site, with the other lands comprising the site owned by the Burnaby School District. The site primarily serves as grassed open space. A small portion of the site, along the southwest property line, is used for surface parking. Immediately to the south and southwest of the site are Edmonds Resource Centre and Edmonds Community School buildings and the school play field. To the northwest and north across Edmonds Street are older low-scale commercial properties and a gas station designated for mixed-used development. To the northeast

and east Edmonds Street is a vacant lot, a place of public worship, and a single and two-family neighbourhood where the age and condition of dwellings vary. Immediately to the southeast of the site are newer single- and two-family dwellings.

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 76 units. In accordance with RHI criteria, the project would be modular construction. Given the adjacency of this site to Edmonds Community School, the non-profit housing operator for this site would be selected with consideration of compatibility with school use, such as housing for families with children.
- 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.

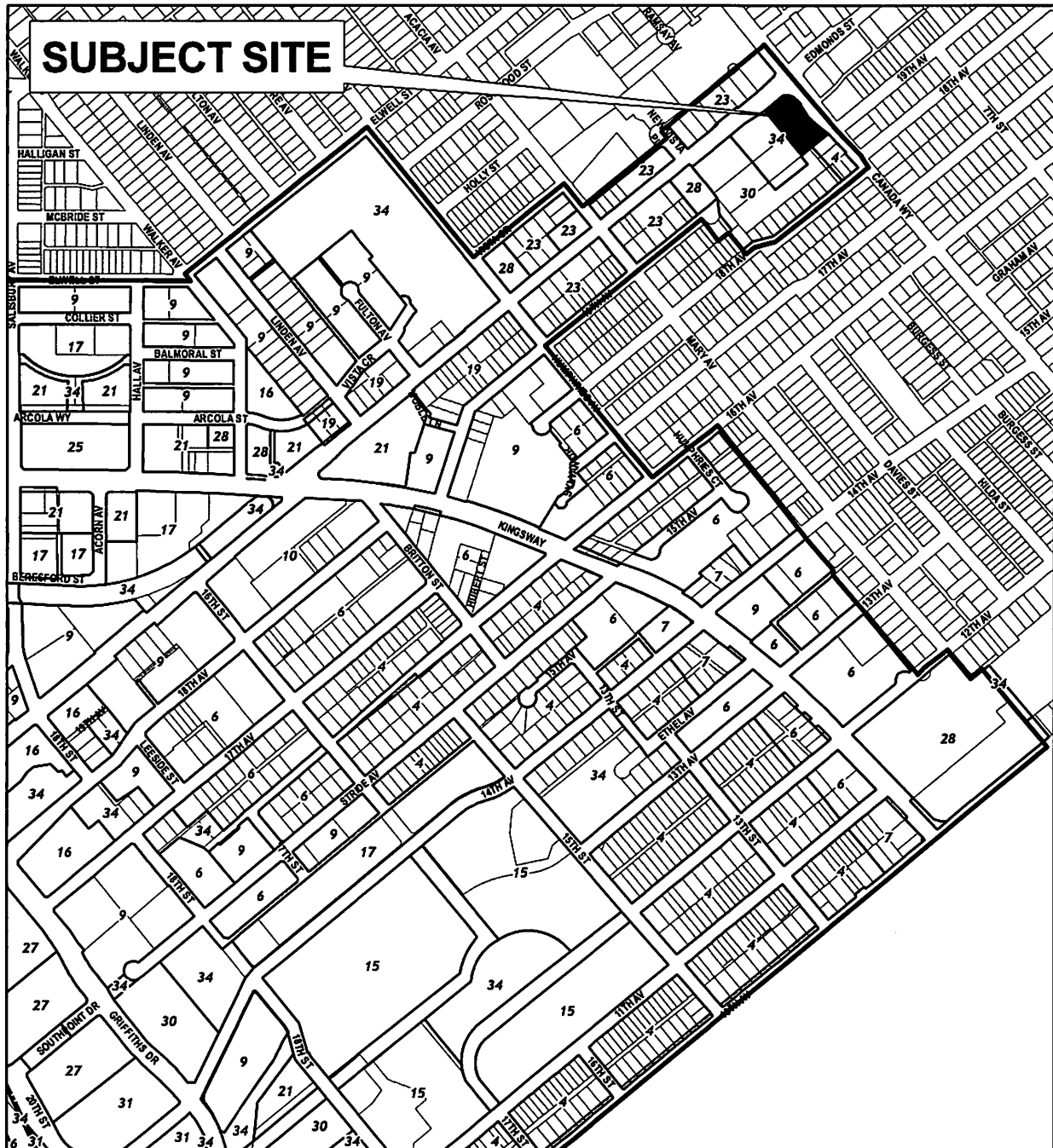


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Attachments

cc: City Solicitor
City Clerk

SUBJECT SITE



- 4 Single and Two Family Residential
- 6 Ground Oriented Residential (RM2)
- 7 Ground Oriented Mixed Use (RM2/C1)
- 9 Medium Density Residential (RM3s)
- 10 Medium Density Mixed Use (RM3s/Commercial)
- 11 Medium Density Mixed Use (RM3s/P5)
- 15 High Density Residential (RM5)

- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)
- 21 High Density Mixed Use (RM5s/C3)
- 23 Urban Village Commercial
- 25 General Commercial (C3)

- 27 Commercial
- 28 Institutional
- 30 Public School (P3)
- 31 Industrial
- 34 Park and Public Use
- 37 Study Area
- 41 Medium Density Mixed Use (RM3s/Commercial/P1)



Planning and Building Dept

Edmonds Town Centre Plan

0 3060 120
Meters
1:10,000