



TO: CHIEF ADMINISTRATIVE OFFICER 2022 January 19

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-03**
NON-MARKET HOUSING DEVELOPMENT

ADDRESS: 8305 - 11th Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot "C" Block 1 District 25 New Westminster District Plan 19669

FROM: R3 Residential District

TO: CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines), and in accordance with the development guidelines provided in Appendix A

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 February 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 January 31 and to a Public Hearing on 2022 February 22 at 5:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of development guidelines.
 - b) The granting of any necessary Section 219 Covenants, including but not limited to, a no build covenant to ensure a number of items are satisfied prior to construction commencing on the site.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: REZONING REFERENCE #21-03
Non-Market Housing Development
2022 January 19 Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject site to facilitate development of non-market rental housing.

2.0 POLICY FRAMEWORK

The proposed non-market housing development guidelines align with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Social Sustainability Strategy (2011), Newcombe Community Plan (1969), Mayor’s Task Force on Community Housing Final Report (2019), and HOME: Burnaby’s Housing and Homelessness Strategy (2021).

3.0 BACKGROUND

- 3.1 On 2021 February 22, Council received an initial rezoning report which proposed to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing in line with program criteria for the Canada Mortgage and Housing Corporation’s (CMHC) Rapid Housing Initiative.
- 3.2 In mid-October, CMHC awarded the City just under \$11.1 million from the Major Cities Stream of RHI funding to construct a minimum of 28 units of non-market units on the site. Appearing on tonight’s Council agenda is a Staff report recommending a City contribution of \$8M from the Community Benefit Bonus Affordable Housing Reserve to support development of additional units on the site, up to a maximum of 58. This would assist to address community housing needs and to maximize the number of non-market units on the site.
- 3.3 Development guidelines suitable for presentation to a Public Hearing have now been prepared.

4.0 GENERAL COMMENTS

- 4.1 The subject site is located in the Newcombe Community Plan area, at the northeast corner of Newcombe Street and 11th Avenue, and is currently vacant (see *attached* Sketches #1 and #2). Immediately to the east is a low-rise apartment building. To the south across 11th Avenue is a low-rise apartment building and a vacant City-owned lot designated for low-density multiple-family development. To the west across Newcombe Street are older townhouse developments and single-family dwellings. To the north across the lane are single-family dwellings.
- 4.2 Under the Newcombe Community Plan, the site is designated for low-density multiple-family development. The proposed development guidelines (see *attached* Appendix A) indicate Comprehensive Development District zoning, utilizing the RM2 and RM2r Districts as guidelines, and a maximum building height of four-storeys, for non-market rental multiple-housing. The specific plan of development for the site will be approved through future

To: Chief Administrative Officer
 From: General Manager Planning and Development
 Re: REZONING REFERENCE #21-03
 Non-Market Housing Development
 2022 January 19 Page 3

Preliminary Plan Approval and Building Permit applications, and the maximum potential density may be up to 1.4 FAR, as outlined in Table 1 below.

Zoning District	Maximum Potential Density
RM2	0.7 FAR
RM2r	0.7 FAR
TOTAL	1.4 FAR

Table 1

5.0 REZONING REQUIREMENTS

5.1 All necessary civil servicing design and third party utility design for the site will be provided by the City through its Engineering Department consultant team.

5.2 The registration of a Section 219 no build covenant is required to ensure a number of items are satisfied prior to construction commencing on the site. The items include, but are not limited to:

- a site specific plan of development in line with the established development guidelines;
- Council consideration and approval of terms of the lease;
- stormwater and groundwater management plan;
- sediment control plan;
- solid waste and recycling plan;
- tree survey and arborist report;
- green building strategy;
- all necessary legal agreements, including statutory rights-of-way, easements, covenants, and lease agreements; and,
- payment of all applicable development cost charges.


 E.W. Kozak, General Manager
 PLANNING AND DEVELOPMENT

SMN:tn
Attachments

cc: City Solicitor
 City Clerk

APPENDIX A

Development Guidelines – 8305 11th Avenue

Permitted Use: Non-Market Rental Multiple-Family Dwellings

Zoning and Maximum Density:	RM2	0.7 FAR
	<u>RM2r</u>	<u>0.7 FAR</u>
	Total	1.4 FAR

Maximum Building Height: 4 Storeys

Maximum Unit Count: 58

The proposed development is subject to all regulations of the RM2 Multiple Family District, RM2r Multiple Family District, and Burnaby Zoning Bylaw, with exceptions to the following sections:

202.3 Height of Buildings (4 Storeys maximum)

202.7 Side Yard (3.65 m - 12 ft. minimum)

202.8 Rear Yard (2.48 m - 8.1 ft.)

202.9 Off-Street Parking (14 spaces minimum)

202.10 Car Wash Stall (0 required)

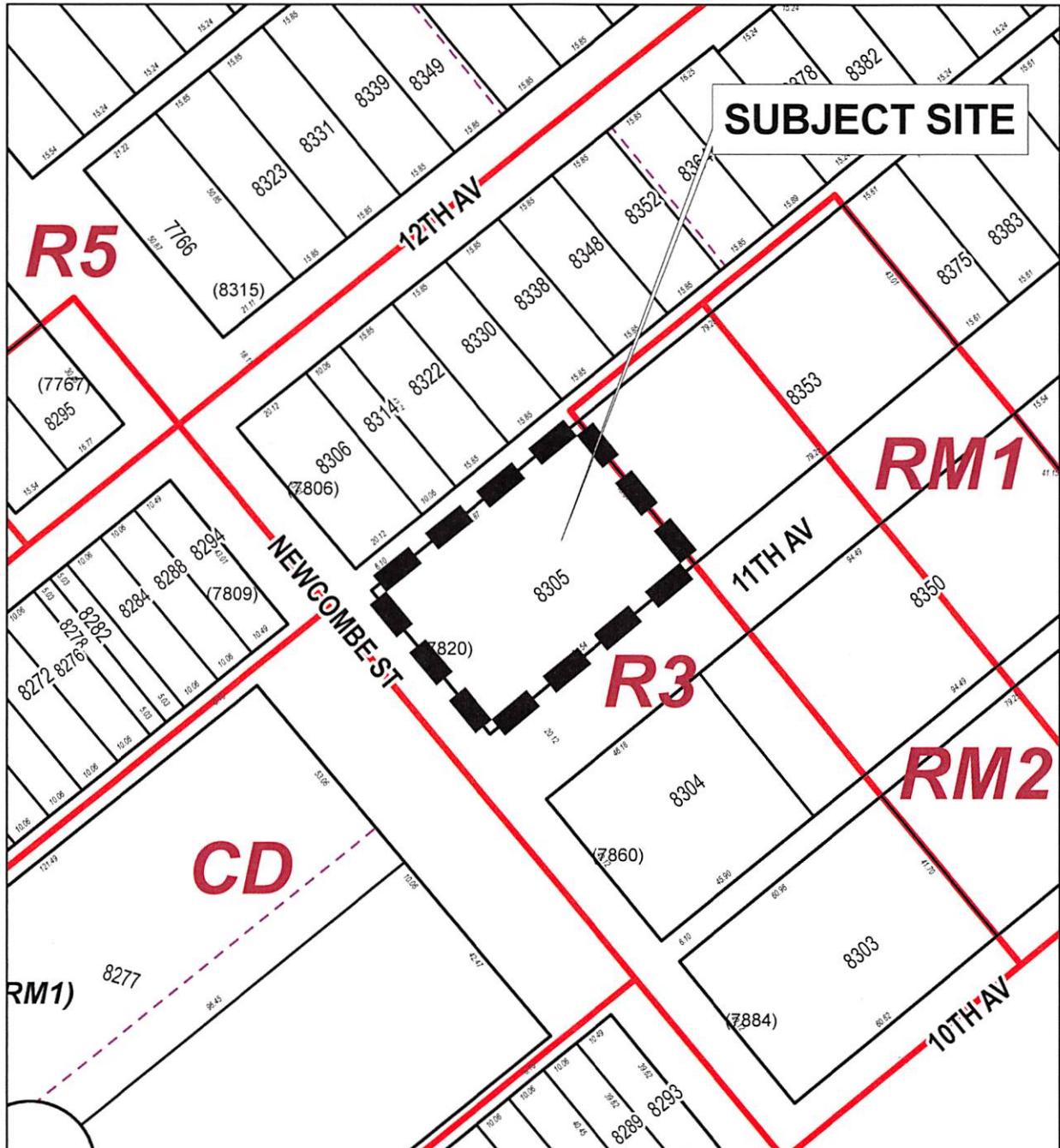
6.2(1) Location and Siting of Buildings and Uses (Side Yard: 3.65 m - 12 ft. minimum)




6.2(2) Location and Siting of Buildings and Uses (Rear Yard: 2.48 m - 8.1 ft. minimum)

6.3(1)(a) Distances Between Buildings on the Same Lot (3.18 m - 10.4 ft. minimum)

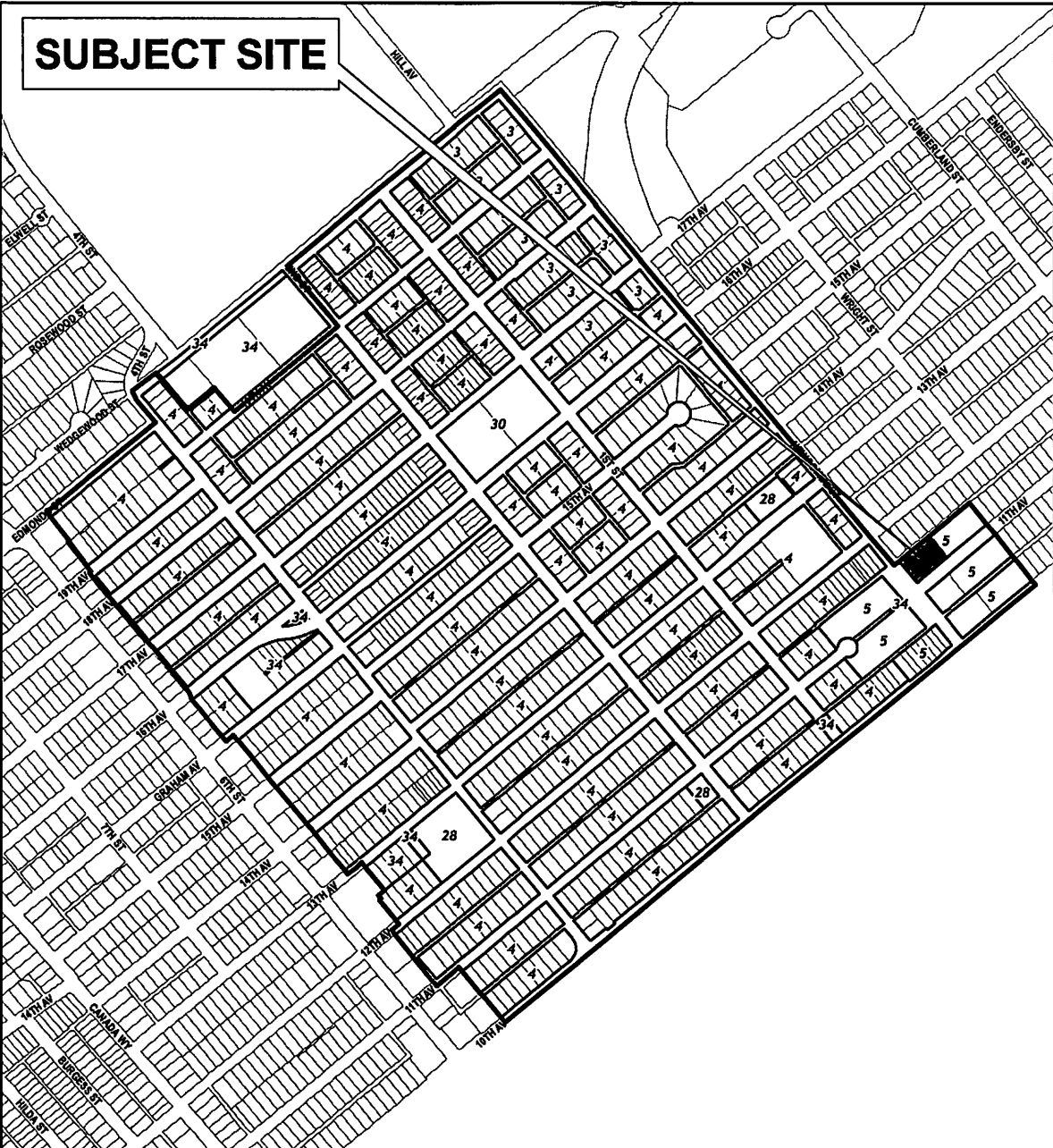
6.13 Vision Clearance at Intersections (6.05 m - 19.8 ft. minimum)

800 Off-Street Parking (14 spaces minimum)



	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p> 
<p>Date: JAN 12 2022</p>	<p>REZONING REFERENCE #21-03 8305 11TH AVENUE</p> <p> Subject Site</p>
<p>scale: 1:1,500</p>	
<p>Drawn By: RW</p>	

SUBJECT SITE

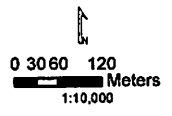


- 3** Single Family Suburban
- 4** Single and Two Family Residential
- 5** Low Density Multiple Family Residential
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use



City of Burnaby
 Planning and Building Dept
 Printed on February 9, 2021

East Burnaby



Sketch #2