

TO: CHIEF ADMINISTRATIVE OFFICER 2022 February 23

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #20-12
Non-Market Multiple-Family Development with a Childcare Facility**

ADDRESS: 4803 Canada Way (see Sketch #1 *attached*)

LEGAL: Lot 5 District Lot 74 Group 1 New Westminster District Plan 86028

FROM: P2 Administration and Assembly and R3 Residential Districts

TO: CD Comprehensive Development District (based on P5 Community Institutional and RM3r Multiple Family Residential Districts) and in accordance with the development plan entitled “Non-Market YWCA Rental Housing and Daycare” prepared by NSDA Architects)

APPLICANT: BC Housing
#1701 – 4555 Kingsway
Burnaby, BC V5H 4V8
Attn: Naomi Brunemeyer

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 March 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 March 07 and to a Public Hearing on 2022 March 29 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - 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

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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 registration of a Lease Agreement, as outlined in Section 4.5 of this report.
- e) The submission of a detailed Sediment Control System.
- f) The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- g) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- h) The dedication of any rights-of-way deemed requisite.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j) The provision of facilities for cyclists in accordance with this report.
- k) The submission of a suitable Solid Waste and Recycling plan.
- l) The review of on-site residential loading facilities.
- m) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) Compliance with Council-adopted sound criteria.
- p) The approval of the Ministry of Transportation to the rezoning application.
- q) Compliance with the guidelines for underground parking for visitors.

- r) The submission of a Green Building Plan and Energy Benchmarking.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The deposit of the applicable Regional Transportation Development Cost Charge.
- w) The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 56 unit non-market housing project for women and children, a child care facility, and an accessory office.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), “HOME: Housing and Homelessness Strategy” (2021), and Burnaby’s Housing Needs Report (2021).

3.0 BACKGROUND

3.1 The subject undeveloped site is located in the Douglas-Gilpin neighbourhood (see Sketch #1 *attached*) and is designated for institutional use in the Official Community Plan. On 2020 May 11, Council approved in principle the lease of the City-owned site to the Provincial Rental Housing Corporation (BC Housing) for the development of non-market housing for women and children, and a child care facility. On that date, Council also approved in principle a financial contribution from the Community Benefit Bonus Affordable Housing Reserve towards capital development costs of the non-market housing. A future report detailing the City contribution, as well as lease terms, will be advanced for Committee and Council approval in due course.

3.2 BC Housing has conditionally committed capital and operating funding from its Building BC: Women's Transition Housing Fund towards this project, subject to final approval from

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its Executive Committee and/or Board of Commissioners. YWCA is proposed to be the operator for both the housing and child care components of the project, as well as the future sub-lessee for the child care facility. The proposal is also supported by Cindy Beedie, who is providing a substantial philanthropic donation and whose initiative has led to a further matching donation from another private donor.

3.3 On 2020 July 27, Council received the report of the Planning and Development Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date.

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

4.0 GENERAL COMMENTS

4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the P5 Community Institutional and RM3r Multiple Family Residential Districts) in order to permit the development of a four-storey building with 56 units of non-market housing for women and children, a child care facility with outdoor play area for 37 children (12 spaces for those under 36 months of age and 25 spaces for those 30 months to school age), and a small accessory office. Vehicular access is provided from the lane.

4.2 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site, including, but not necessarily limited to:

- upgrading of Canada Way to a 1.8 m front boulevard with street trees and 2.2 m concrete sidewalk;
- relocation of the existing bus stop and replacement of the bus shelter pad;
- construction of a 3.0 m asphalt multiuse path with lighting along the west side of the property from Canada Way to the laneway, continuing to Woodworth Street;
- upgrading of the east-west laneway to its full width;
- widening of the north-south laneway as feasible;
- providing laneway lighting on the site; and,
- upgrading of storm, sanitary sewer, and water main services as required.

4.3 To support the foregoing servicing requirements, a road dedication of approximately 2.5 m, to match the property to the west and subject to final civil drawings, is required along the Canada Way frontage, and statutory rights-of-way are required for public access along the west property line (4 m) and the bus shelter/pad (9 m by 1.5 m).

4.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:

- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 3 of Step Code) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- 4.5 The registration of a 99 year ground lease at a nominal rate will be required for this City-owned site. The lease agreement will establish the conditions of affordability and tenure; the terms and conditions of the lease agreement will be provided to Council in a future report.
- 4.6 The development is providing 11 adaptable units, which meets the 20% minimum requirement of the Council-adopted Adaptable Housing policy.
- 4.7 Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation (CCLR) of the Community Care and Assisted Living Act. With respect to this proposal, the applicant has submitted a letter from the Fraser Health Authority indicating that, based on submitted plans, they are able to approve in principal the physical space of the facility.
- 4.8 Due to the proximity of the subject site to Canada Way, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.9 A tree survey will be required prior to Final Adoption 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.
- 4.10 The provision of one car wash stall is required.
- 4.11 The submission of a groundwater and stormwater management plan is required. As well, a suitable engineered design will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.12 The submission of a detailed plan of an engineered Sediment Control System is required.

- 4.13 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.14 The submission of a detailed Residential Loading Management Plan is required.
- 4.15 The submission of a Green Building Plan and energy benchmarking is required. The applicant has indicated that the development will meet Step 3 of the BC Energy Step Code.
- 4.16 The Ministry of Transportation’s approval to the rezoning is required.
- 4.17 Development Cost Charges applicable to this rezoning include:
 - Parkland Acquisition Charge;
 - GVS&DD Sewerage Charge;
 - School Site Acquisition Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT STATISTICS

5.1	<u>Site Area</u>	-	4,810 m ² (51,774.41 sq. ft.)
5.2	<u>Site Coverage</u>	-	35.47%
5.3	<u>Density</u>	-	1.23 FAR
	RM3r District	-	1.1
	P5 District	-	0.13
5.4	<u>Gross Floor Area (GFA)</u>	-	5,924.12 m ² (63,766.7 sq. ft.)
	Residential Use	-	5,471.35 m ² (58,893.12 sq. ft.)
	Child Care Facility	-	452.77 m ² (4,873.58 sq. ft.)
5.5	Maximum <u>Height</u>	-	4 Storeys
5.6	<u>Residential Unit Mix</u>		
	33 - 2 bedroom units	-	71.8 - 78.7 m ² (773.85 - 846.7 sq. ft.)
	8 - Adaptable 2 bedroom units	-	78.1 – 78.4 m ² (840.66 – 843.89 sq. ft.)
	12 - 3 bedroom units	-	94.1 – 94.9 m ² (1,013 – 1,021.5 sq. ft.)
	3 - Adaptable 3 bedroom units	-	102.8 m ² (1106.1 sq. ft.)
	56 Total units		

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5.7	<u>Vehicle Parking</u>		<u>Required</u>	<u>Provided</u>
	Rental Residential	-	34	62
	Child Care Facility	-	10	10
5.8	<u>Bicycle Parking</u>		<u>Required</u>	<u>Provided</u>
	Secured Residential Lockers	-	112	112
	Secured Child Care Facility Lockers	-	1	1
	Residential Visitor Racks	-	12	12
	Short Term Child Care Facility Racks	-	1	8
5.9	<u>Loading</u>			
	Total Required and Provided	-	1 bay	

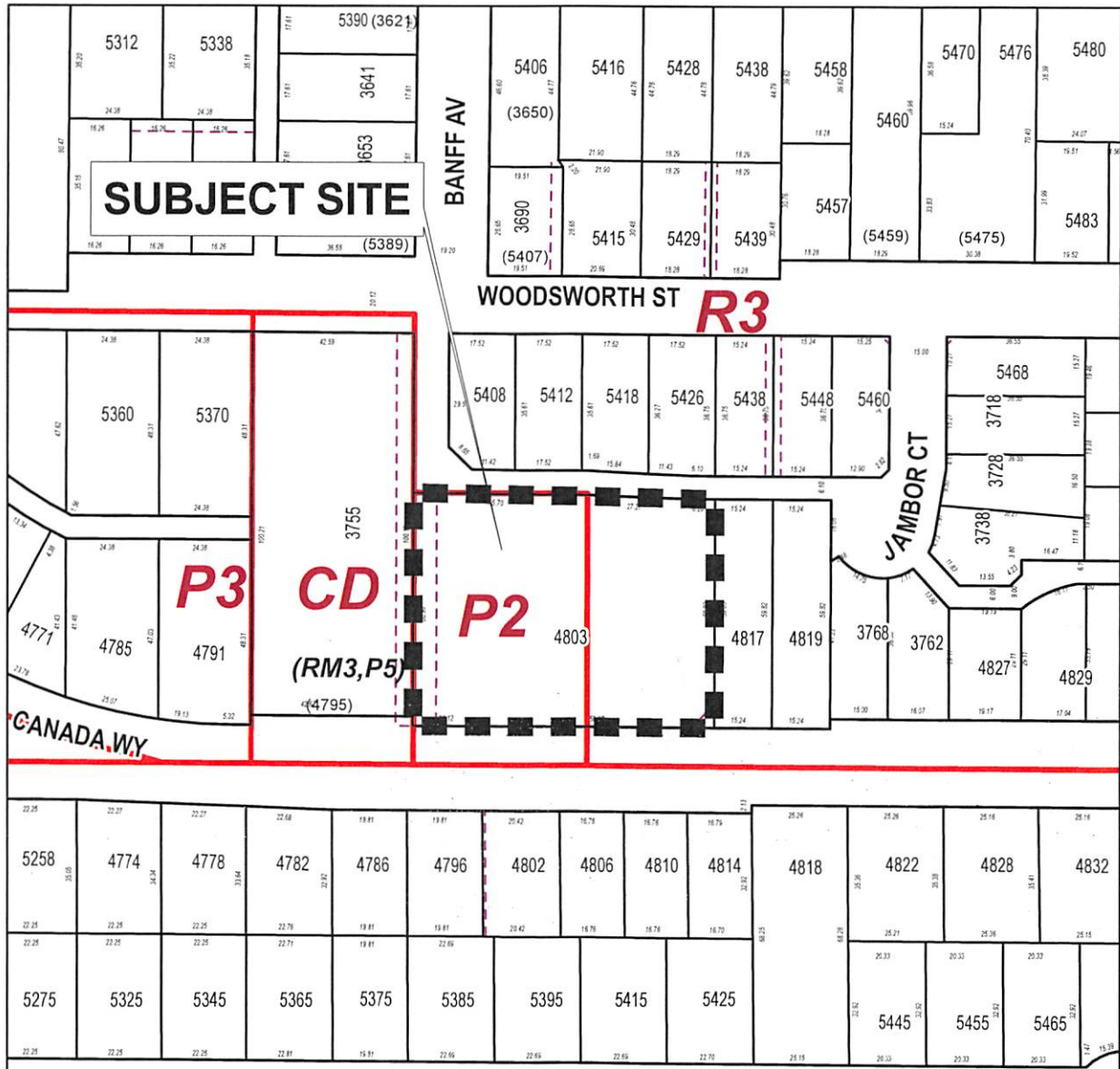
5.10 Communal Facilities



Communal facilities for building residents include a multi-purpose amenity room, children’s room, and lounge/laundry areas. Outdoor amenities include a residential courtyard with seating, children’s play area, and planter boxes for gardening.


 E. W. Kozak, General Manager
 PLANNING AND DEVELOPMENT

LS:spf
Attachment

cc: City Solicitor
 City Clerk



	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date:</p> <p style="text-align: center;">JAN 21 2022</p>	<p>REZONING REFERENCE #20-12</p> <p>4803 CANADA WAY</p> <p> Subject Site</p>
<p>scale:</p> <p style="text-align: center;">1:1,800</p>	
<p>Drawn By:</p> <p style="text-align: center;">RW</p>	