



Item.....
Meeting..... 2021 June 28

COUNCIL REPORT

TO: ACTING CITY MANAGER 2021 June 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-70
High-Rise Market Strata and Rental Building
Edmonds Town Centre Plan

ADDRESS: 7109-18th Avenue; 7358, 7360, 7376, 7378 - 18th Street
(see *attached* Sketches #1 and #2)

LEGAL: Lot "F", District Lot 95, Group 1, NWD Plan 12860; Strata Lots 1 and 2, District Lot 95, Plan BCS763; and Strata Lots 1 and 2, District Lot 95, Plan NW2412

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "18th Street & 18th Avenue" prepared by GBL Architects Inc.)

APPLICANT: Square Nine Burnaby Development Ltd.
4538 Kingsway
Burnaby, BC V5H 4T9
Attn: Manish Sherma

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 July 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 July 12 and to a Public Hearing on 2021 July 27 at 5:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.8 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.8 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

4. **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 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 (as well as underground switching and transformer/service boxes), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The completion of the Highway Closure Bylaw.
- e) The completion of the sale of City property.
- f) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
- h) The registration of a Housing Covenant and Housing Agreement.
- i) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) Compliance with the City's Groundwater Management for Multiple-Family Development guidelines is required.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- m) The provision of covered car wash stalls 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.

- n) The review of on-site residential loading facilities by the Director Engineering.
- o) The submission of a Public Art Plan.
- p) The provision of facilities for cyclists in accordance with this report.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) The deposit of the applicable Regional Transportation Cost Charge.
- x) 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 29-storey high-rise market strata and rental building.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Mayor’s Task Force on Community Housing Final Report (2019); and Rental Use Zoning Policy (2020).

3.0 BACKGROUND

- 3.1 The subject site is located within the Edmonds Town Centre Plan area at the northeast corner of 18th Street and 18th Avenue (see *attached* Sketches #1 and #2). The Plan designates the subject site for high-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM4s/RM4r Multiple Family Residential District as a guideline. The Rental Use Zoning Policy requires the site to provide non-market rental housing utilizing Stream 2 Inclusionary Rental. In line with the high-density mixed-use designation, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression as part of the development proposal.
- 3.2 The prevailing zoning designation on the subject site is R5 Residential District. The site is currently improved with two strata-titled two-family dwellings, and one single-family dwelling fronting 18th Street.
- 3.3 On 2020 February 10, Council received an initial rezoning report for the subject site.

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

4.0 GENERAL COMMENTS

- 4.1 The proposed development plan is for a 29-storey high-rise market strata and rental building, located at the northeast corner of 18th Street and 18th Avenue. A total of 148 market strata units (120 RM4s + 28 Offset) and 61 rental units (20 non-market + 19 CMHC Median + 18 market) are proposed within the development. All parking is to be provided underground with vehicular access provided from 18th Street.
- 4.2 The maximum *potential* density (including the density offset) may be up to 6.15 FAR, comprised of: 1.7 FAR base, 0.3 FAR base bonus, 0.8 FAR supplementary base, 0.8 FAR supplementary bonus RM4s density; 1.7 FAR RM4r rental density; and, 0.85 FAR offset density, as outlined in Table 1 below.
- 4.3 The *proposed* density for the subject site is 6.15 FAR. The RM4s density is comprised of: 1.7 FAR base density; 0.3 FAR base bonus; 0.8 FAR supplementary base; and 0.8 FAR supplemental bonus. The RM4r density is comprised of: 0.66 FAR at 20% below CMHC market median rents, 0.48 FAR at CMHC market median rents, and 0.57 FAR at market rents. The proposed development will utilize the full 0.85 FAR offset density.

	RM4s	RM4r	Offset	Total
Potential Density (FAR)	3.6 (incl. 1.1 bonus)	1.7	0.85	6.15
Proposed Density (FAR)	3.6 (incl. 1.1 bonus)	1.7	0.85	6.15

Table 1

- 4.4 The applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity density bonus, which translates into 2,859 m² (20,776 sq. ft.) of bonused gross floor area (GFA) included in the development proposal.

The Realty and Lands Division of the Department of Public Safety and Community Services will forward a separate report detailing the value of the density bonus for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.

- 4.5 The development is providing 42 adaptable units, with 22 accessible parking stalls which is in line with the 20% minimum requirements of the Council-adopted Adaptable Housing policy. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.
- 4.6 Given the site's Town Centre location, a parking ratio of 1.1 parking spaces per unit for the market strata units and 0.6 spaces per unit for the rental units is considered appropriate. Of these ratios, 0.1 spaces per unit is for visitor parking. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw.

To supplement the parking standard, the applicant will be providing a comprehensive Transportation Demand Management (TDM) strategy. This will include the provision, or an equivalent to the provision, of the following noted below:

- a transit pass fund equivalent to two zone monthly passes for 15% of the market strata residents and 100% of the rental units for two years to encourage an alternative to car use and ownership;
- two secured bicycle parking spaces per unit for both rental and strata residents;
- the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all market strata and rental residents. Should a car share program not be available on this site, the value of the vehicles may be utilized toward driving credits for car share, or additional funding for transit pass subsidies. This arrangement would provide access to alternative transportation for a greater number of residents; and,
- a communications strategy to ensure all building residents and management companies (i.e. strata lot owners, strata corporation, strata management company, tenants, and

rental management company) have an understanding of how best to utilize each of the alternative transportation options.

A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

4.7 The Director Engineering will provide an estimate for all services necessary to serve this site, but not necessarily be limited to the following:

- construction of 18th Street to its final Town Centre Two Lane Collector standard, complete with separated bicycle and pedestrian facilities, enhanced boulevards, street trees, street lighting and pedestrian lighting;
- construction of 18th Avenue to its final Town Centre Two Lane Collector standard, complete with separated bicycle and pedestrian facilities, enhanced boulevards, street trees, street lighting and pedestrian lighting; and,
- upgrades to storm sewer, sanitary sewer and water mains as required.

A road dedication of approximately 1.74 m (5.6 ft.) tapering to nil, which amounts to an area of approximately 19.73 m² (212 sq.ft.) is required along 18th Avenue to enable public realm construction to its final standard. The final figure is to be confirmed through a detailed road geometric prior to Third Reading.

A corner truncation of 3.0 m (10 ft.) by 3.0 m (10 ft.) at the intersection of 18th Street and 18th Avenue will also be required.

4.8 The closure of a redundant portion of the 19th Avenue road right-of-way, measuring approximately 245.26 m² (2,640 sq. ft.) (subject to detailed survey), and its consolidation with the development site is proposed. A Highway Closure Bylaw will be required, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw. The Realty and Lands Division 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 bylaw amendment.

4.9 The submission of a Green Building Strategy is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the building will meet Step 2 of the BC Energy Step Code, with a low carbon energy system, or Step 3 with a conventional energy system.

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

- a Section 219 Covenant restricting enclosure of balconies;
- a Section 219 Covenant preventing stratification of the rental units;

- a Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- a Section 219 Covenant restricting the use of guest suites;
- a Section 219 Covenant ensuring that all accessible parking stalls for persons with disabilities in the underground residential parking areas be held in common property to be administered by the Strata Corporation and Rental Operator;
- a Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art;
- a Section 219 Covenant ensuring that the density of development of airspace parcels and strata lots comply with the approved CD Zoning for the site and to ensure that the overall site continues to function as a single, integrated development; and,
- a Housing Covenant and a Housing Agreement protecting and regulating rent levels and tenure of the non-market rental units.

- 4.11 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental and the market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.12 The provision of two car wash stalls is required for the development.
- 4.13 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.
- 4.14 The submission of a groundwater and stormwater management study. A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater and groundwater 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.
- 4.15 The Climate Action and Energy Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.17 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 4.18 The submission of a Public Art Plan is required.

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 From: Director Planning and Building
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4.19 The submission of a Communications Strategy that provides the Owners, Strata and Strata Management Company an understanding of the development is required.

4.20 Applicable Development Cost Charges are:

- Parkland Acquisition Charge;
- School Site Acquisition Charge;
- GVS & DD Sewerage Charge; and,
- Regional Transportation Charge.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area: (subject to detailed survey)

Gross Site Area	2,599.24 m ² (27,978 sq. ft.)
Net Site Area	2,579.51 m ² (27,766 sq. ft.)

5.2 Site Coverage: 35 %

5.3 Density:

Market Strata Density:

RM4s Floor Area Ratio	3.60 FAR (inclusive of 1.1 FAR amenity bonus)
Density Offset Floor Area Ratio	<u>0.85 FAR</u>
Total FAR	4.45 FAR
RM4s and Density Offset Gross Floor Area	11,565 m ² (124,485 sq. ft.)

Non-Market Rental Density:

RM4r (20% below CMHC) Floor Area Ratio	0.66 FAR
RM4r (Median CMHC) Floor Area Ratio	<u>0.47 FAR</u>
Total F.A.R.	1.13 FAR
RM4r Gross Floor Area	2,940 m ² (31,645 sq. ft.)

Market Rental Density:

RM4r Floor Area Ratio	0.57 FAR.
RM4r Gross Floor Area	1,479 m ² (15,920 sq. ft.)

<u>Total Site Floor Area Ratio:</u>	6.15 FAR
<u>Total Site Gross Floor Area:</u>	15,983.5 m ² (172,046 sq. ft.)

5.4 Unit Mix:

Market Strata Units:

17 – Studio	38.1 m ² (410 sq. ft.)
22 – 1 Bedroom	50.22 - 51.41 m ² (540.6 - 553 sq. ft.)
30 – 1 Bedroom (Adaptable)	50.22- 51.41 m ² (540.6 - 553 sq. ft.)
24 – 2 Bedroom	70.15 – 88.88 m ² (755– 957 sq. ft.)
52 – 2 Bedroom + Den	70.88 – 74.27 m ² (763 – 799 sq. ft.)
<u>3 – 3 Bedroom + Den</u>	94.1 m ² (1,013 sq. ft.)
148 Units (120 RM4r + 28 Offset)	

20% Below CMHC Rent Level Units:

6 – Studio	32.42– 44.14 m ² (349 - 475 sq. ft.)
10 – 1 Bedroom	50.22 – 55.18 m ² (540.6 - 594 sq. ft.)
2 – 1 Bedroom (Adaptable)	50.22 – 55.18 m ² (540.6 - 594 sq. ft.)
1 – 1 Bedroom + Den	56.00 m ² (603 sq. ft.)
1 – 2 Bedroom	71.36 m ² (768 sq. ft.)
1 – 3 Bedroom	89.70 m ² (966 sq. ft.)
<u>3 – 3 Bedroom</u> (Adaptable)	89.70 – 100.2 m ² (966 – 1,079 sq. ft.)
24 Units	

CMHC Median Rent Level Units:

5 – Studio	32.42– 44.14 m ² (349 - 475 sq. ft.)
6 – 1 Bedroom	50.22 – 55.18 m ² (540.6 - 594 sq. ft.)
3 – 1 Bedroom (Adaptable)	50.22 – 55.18 m ² (540.6 - 594 sq. ft.)
2 – 2 Bedroom	71.36 – 79 m ² (768 – 850 sq. ft.)
2 – 2 Bedroom + Den	70.97 m ² (764 sq. ft.)
<u>1 – 3 Bedroom</u>	80.00 m ² (861 sq. ft.)
19 Units	

Market Rental Units:

2 – Studio	32.42– 44.14 m ² (349 - 475 sq. ft.)
8 – 1 Bedroom	50.22 – 55.18 m ² (540 - 594 sq. ft.)
3 – 1 Bedroom (Adaptable)	50.22 – 55.18 m ² (540 – 594 sq. ft.)
2 – 2 Bedroom	71.36 – 79 m ² (768 – 850 sq. ft.)
2 – 2 Bedroom + Den	70.97 m ² (764 sq. ft.)
<u>1 – 3 Bedroom</u> (Adaptable)	89.70 – 100.2 m ² (966 – 1,079 sq. ft.)
18 Units	

148 Total Strata Units and 61 Total Rental Units

5.5 Height: 29 Storeys

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5.6 Vehicle Parking:

Market Strata Units

148 units @ 1.1 spaces per unit: 163 spaces required and provided

Rental Units

61 units @ 0.6 spaces per unit: 37 spaces required and provided

5.7 Bicycle Parking:

Residential Bicycle Parking

209 units @ 2 spaces per unit: *Required and Provided*
Required: 418 spaces
Provided: 427 spaces

Visitor Bicycle Parking

209 units @ 0.2 spaces per unit: *Required and Provided*
Required: 42 spaces
Provided: 42 spaces

5.8 Loading:

Residential loading 1 space required

5.9 Amenity Facilities:

Amenity facilities for the market strata units are located on levels seven and twenty-nine. Level seven includes a rooftop amenity, fitness space, lounge, workstation room, and two guest suites; and level twenty-nine includes a rooftop amenity. Amenity facilities for the non-market units are located on levels one and six. Level one includes a meeting room, and level six includes a rooftop amenity, fitness space, and lounge. Collectively, these amenity areas amount to 719.34 m² (7,743 sq. ft.), which is less than the maximum 799.15 m² (8,602 sq.ft.) or 5% of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw.

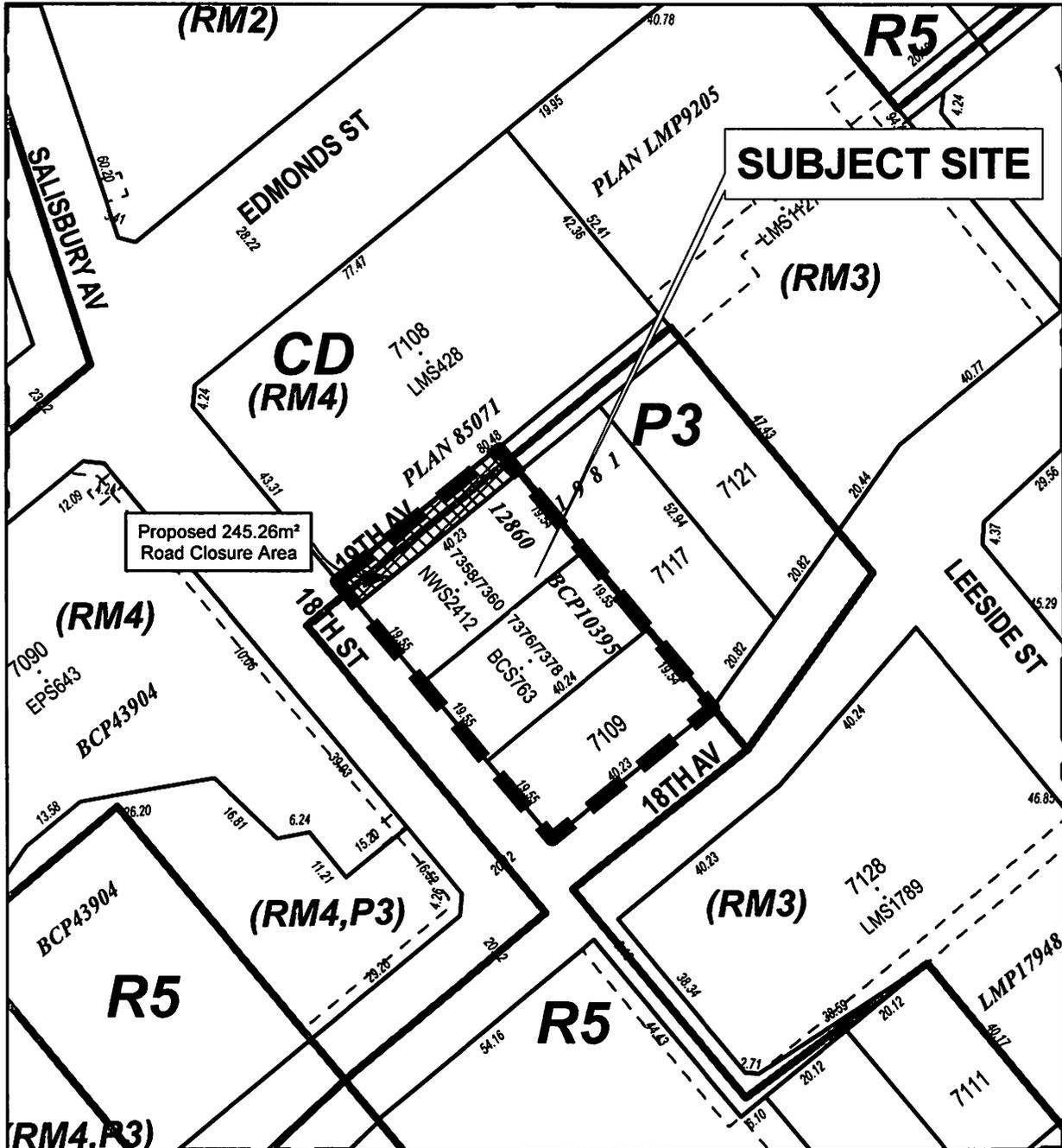
for: 

E.W. Kozak, Director
PLANNING AND BUILDING

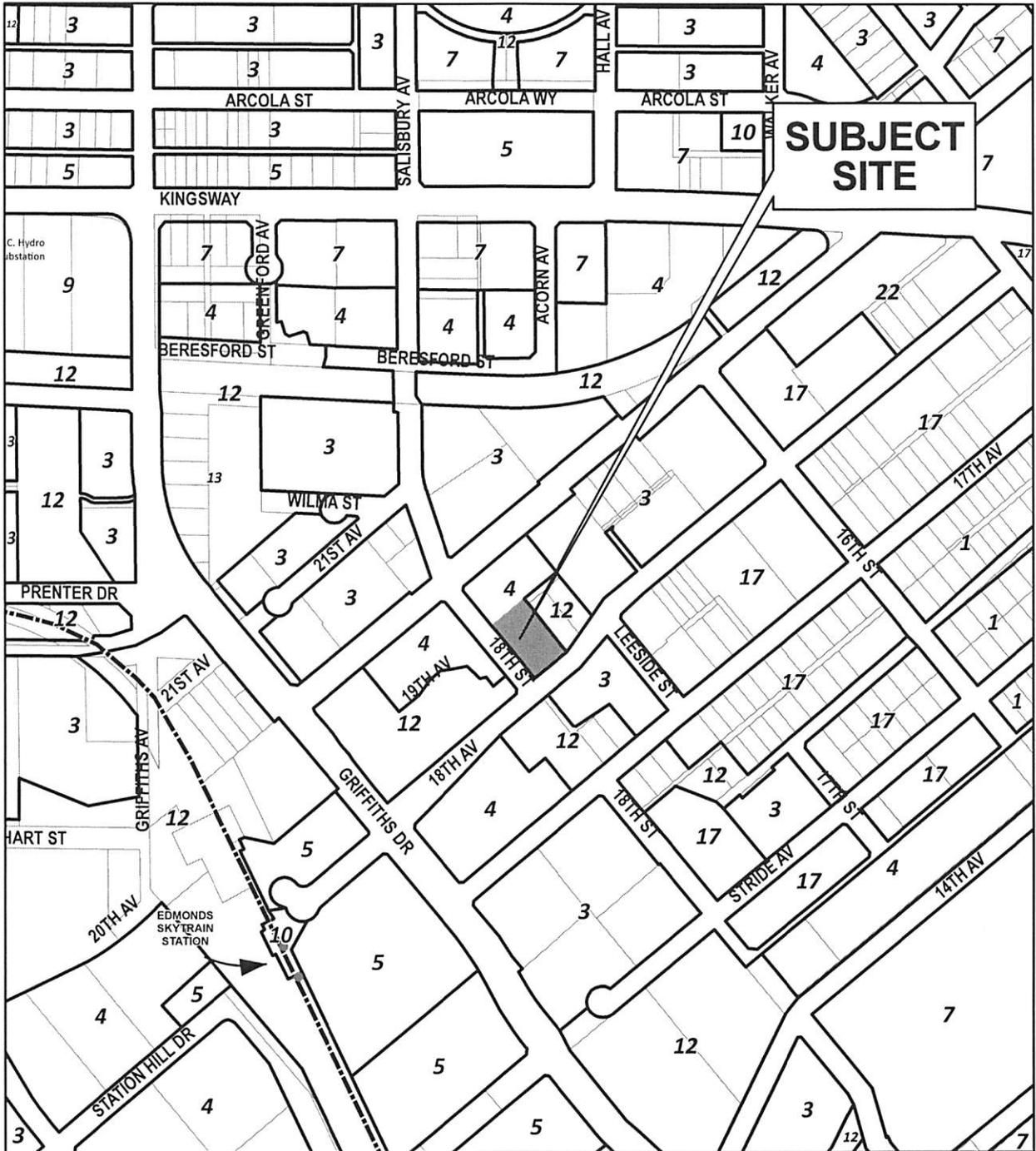
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Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date: JUN 9 2021</p>	<p>REZONING REFERENCE #19-70 7358,7360,7376,7378 18TH STREET AND 7109 18TH AVENUE</p>  Subject Site
<p>scale: 1:1,250</p>	
<p>Drawn By: RW</p>	



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|---|---|
| <ul style="list-style-type: none"> 1 Single and Two Family Residential 3 Medium Density Multiple Family Residential 4 High Density Multiple Family Residential 5 Commercial 6 Medium Density Mixed Use 7 High Density Mixed Use | <ul style="list-style-type: none"> 9 Industrial 10 Institutional 12 Park and Public Use/Public School 17 Low or Medium Density Multiple Family Residential (Ground Oriented) 22 Low/Medium Density Mixed Use |
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Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

