

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #18-51 – 7763 AND 7767 EDMONDS STREET– MIXED-USE DEVELOPMENT**
PURPOSE: To seek Council authorization to forward REZ #18-51 to First and Second Reading at a future Council meeting.

REFERENCES

Address: 7763 and 7767 Edmonds Street
Legal: PID: 012-548-804; 002-939-339; and 002-732-556
Northerly 7 Feet Lot 4G District Lot 28 Group 1 New Westminster District Plan 2162 Extending from Lot 3F to Lot 4H and Adjoining Wedgewood Street; Lot 4"G" Except: the North 7 Feet; District Lot 28 Group 1 New Westminster District Plan 2162; and Lot 77 District Lot 28 Group 1 New Westminster District Plan 55214
Applicant: DF Architecture Inc.
10851 Shellbridge Way, Richmond, BC V6X 2W9
Attention: Jessie Arora
Current Zoning: C4 Service Commercial District and R1 Small-Scale Multi-Unit Housing District
Proposed Zoning: CD Comprehensive Development District (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines, and in accordance with the development plan entitled "6 Storey Mixed-Use Development – 7763 and 7767 Edmonds Street, Burnaby BC" prepared by DF Architecture Inc.)

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #18-51 be prepared and advanced to First and Second Reading at a future Council meeting;

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 3.6 of the report titled "REZ #18-51 – 7763 and 7767 Edmonds Street – Mixed-Use Development," and dated January 28, 2025, and subject to the applicant pursuing the rezoning proposal to completion; and

THAT the items listed in **Attachment 3** to the report be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #18-51.

EXECUTIVE SUMMARY

A rezoning application has been received to permit the construction of a six-storey mixed-use building on Edmonds Street with commercial uses at street level and residential units above, as well as a four-storey townhouse building fronting Wedgewood Street. The purpose of this report is to provide Council with information on the proposal and to recommend that the Rezoning Bylaw be brought forward for First and Second Reading at a future date of Council.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- 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
- Sixth Street Community Plan (2012).

2.0 BACKGROUND

- 2.1 The subject development site fronts Edmonds Street to the south and Wedgewood Street to the north. It is designated for mixed-use development within the Sixth Street Community Plan and Urban Village uses within the Official Community Plan (see **Attachment 1** – Sketch #1 and Sketch #2). The subject site is comprised of two lots, which are improved with two, two-storey commercial buildings, as well as a small City-owned parcel on the north portion of 7763 Edmonds Street, which fronts Wedgewood Street. The property at 7763 Edmonds Street is currently zoned C4 Service Commercial District, and the property at 7767 Edmonds is currently split-zoned C4 Service Commercial District and R1 Small-Scale Multi-Unit Housing District.
- 2.2 On April 12, 2021, Council received an initial rezoning report, which proposed to rezone the subject property to the Comprehensive Development District (based on the C9 Urban Village Commercial District, and Sixth Street Community Plan as guidelines). Council authorized staff to work with the applicant towards the preparation of a suitable plan of development. The applicant has now submitted a plan of development suitable for First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

3.1 The development proposal, as shown in **Figure 1**, is for a six-storey mixed-use building, with commercial uses at grade and 49 residential strata units above fronting Edmonds Street, as well as 12 townhouses in a four-storey form fronting Wedgewood Street. The development includes underground parking, with vehicular access provided via a new lane with a sidewalk on the east side of the site, between Edmonds Street and Wedgewood Street. Pedestrian access is provided from Edmonds Street, Wedgewood Street, and the lane. A more detailed summary of the proposed development, including density, floor area, residential unit mix, amenity space, and parking and loading, is provided in **Attachment 2 – Development Statistics**.

Figure 1: Land Use and Tenure



- 3.2 Road dedications are required along both Edmonds Street and Wedgewood Street, and dedication for a new lane with sidewalk is required on the east side of the site, between Edmonds Street and Wedgewood Street.
- 3.3 Density is determined based on the gross site area and the permitted Floor Area Ratio (FAR). The maximum permitted and proposed density for the subject site is outlined in **Table 1**. There may be minor changes to Gross Floor Area (GFA) and proposed unit counts in **Table 1** as a result of design refinements or detailed surveys, subject to the proposed Density (FAR) not being exceeded.

Table 1:

Zoning: CD (C9)			
Site Area (subject to survey): 2,406.40 m²			
	Permitted Density (FAR) and GFA (m²)	Proposed Density (FAR) and GFA (m²)	Proposed Residential Units
C9 Residential Density	variable	2.07	61
C9 Residential GFA (m ²)	variable	4,978.84	
C9 Commercial Density	variable	307.87	-
C9 Commercial GFA (m ²)	variable	0.13	-
Total C9 Density	2.20	2.20	61
Total C9 GFA (m ²)	5,294.08	5,286.71	

- 3.4 A total of 61 market strata units are proposed, comprised of 49 apartments and 12 townhouses. It is noted that the applicant is not pursuing the voluntary inclusionary non-market rental opportunities for developments utilizing C9 Urban Village Commercial District zoning.
- 3.5 A residential parking ratio of 1.0 space per market strata unit and a commercial parking ratio of 1 space per 55 m² of floor area is proposed. The vehicle parking rates outlined above may be varied prior to the issuance of a Preliminary Plan Approval in line with the rates set out in this paragraph or the then-current requirements in the Burnaby Zoning Bylaw. Bicycle parking provisions are outlined in **Attachment 2**.
- 3.6 The project site includes the sale of the City-owned parcel located at the northwest corner, measuring approximately 27.4 m². Acquisition of this parcel by the applicant will enable the project to benefit from the density attributable to it. 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 for the subject rezoning. Council approval of the land sale is a prerequisite condition of the rezoning.

3.7 Transportation and servicing improvements include, but are not limited to:

- Construction of Edmonds Street adjacent to the property to its final major collector standard, with curb and gutter, street trees and lighting, and separated sidewalks;
- Construction of Wedgewood Street adjacent to the property to its final local road standard, with curb and gutter, street trees and lighting, and separated sidewalks;
- Construction of lane and pedestrian pathway connecting Edmonds Street and Wedgewood Street;
- Undergrounding of all overhead wiring abutting the site; and
- Any required storm, sanitary and water services.

3.8 The provision of public art is a prerequisite of rezoning. In accordance with the City’s Public Art Policy, the applicant may satisfy the public art requirement through one of two options: Option 1 is to provide public art on the subject site, and Option 2 is to provide a cash-in-lieu contribution to public art. To best align with the development project timeline, the applicant has opted to provide a cash-in-lieu contribution. A Section 219 Covenant will be registered at the time of Final Adoption to restrict the issuance of a Building Permit until the cash-in-lieu payment is paid in line with the City’s Public Art Policy. Contributed funds will be collected in the Public Art Reserve, to be re-allocated to future public art projects.

3.9 The required prerequisites to the adoption of the rezoning are listed in **Attachment 3** – Rezoning Prerequisites. In part, the prerequisites include the necessary fees, financial securities, professional reports, legal and servicing agreements, easements, covenants, and statutory rights-of-way to facilitate the servicing and development of the proposed site.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

As of November 30, 2023 the *Housing Statutes (Residential Development) Amendment Act, 2023* amended Section 464 of the *Local Government Act* to prohibit local governments from holding a Public Hearing for rezoning applications that are all or predominantly (greater than 50%) residential, where the proposed rezoning is consistent with the City’s Official Community Plan. As such, a Public Hearing is prohibited from being held for this rezoning application.

Public notice of the Rezoning Bylaw for REZ #18-51 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the City’s Public Notice Bylaw and Council policy. City staff will mail a notice to those properties that are within a 30 m radius of the subject site. A public notice will also be published on the City’s website, distributed as part of the City’s online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch #1 and Sketch #2
- Attachment 2 – Development Statistics
- Attachment 3 – Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Lisa Scott, Development Planner, and reviewed by Mark Norton, Manager Development, Ellen Ripley, Staff Solicitor, and Jesse Dill, Director Development.