

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **OCP AMENDMENT – 6005 PANDORA STREET (STRATFORD GARDENS)**

PURPOSE: To provide the results of public consultation on the proposed Official Community Plan (OCP) amendment and to seek authorization to determine the land use designation for the subject site through the Burnaby 2050 OCP update and not through the current OCP amendment process.

RECOMMENDATION

THAT the proposed OCP amendment for 6005 Pandora Street not proceed at this time, as outlined in the report titled “OCP Amendment – 6005 Pandora Street (Stratford Gardens)”, dated February 12, 2025.

EXECUTIVE SUMMARY

On April 15, 2024, Council authorized staff to undertake public consultation on a proposed Official Community Plan (OCP) amendment to change the land use designation of 6005 Pandora Street. The proposed amendment would change the designation in the current OCP from Single and Two Family Urban to Suburban Multi-Family Community. The authorization was granted with the understanding that a subsequent report would be advanced to Council, summarizing the results of consultation and providing a recommendation regarding the proposed amendment. Public consultation on the proposed OCP amendment garnered mixed community response, as outlined in Section 3.0. Given the anticipated adoption of the Burnaby 2050 OCP update in 2025, it is recommended that the City not proceed with the proposed amendment to the existing OCP and that an appropriate designation for the site be determined through the Burnaby 2050 update process.

1.0 POLICY SECTION

The proposed OCP amendments generally align with the following Council adopted plans, reports and policies:

- Corporate Strategic Plan (2017);
- Social Sustainability Strategy (2011); and
- HOME: Burnaby’s Housing + Homelessness Strategy (2021).

2.0 GENERAL INFORMATION

2.1 Stratford Gardens

Since 1972, Stratford Gardens has provided non-market housing for seniors and persons with disabilities in a two-storey low rise apartment complex. The development is near the end of its life cycle, with one building having already been demolished after being damaged by fire. BC Housing proposes to replace the original 126 units and add approximately 230 additional affordable purpose-built rental units for seniors, couples, individuals, and families. The exact number of additional units will be determined through review of a suitable plan of development for the associated rezoning application.

Stratford Gardens is located in a residential neighbourhood in which the surrounding residential properties have recently been rezoned to the R1 Small-Scale Multi-Unit Housing District. The site is also adjacent to the Lochdale Urban Village Community Plan area. The community plan designates parcels immediately south of the site for low density residential uses, including small multiplexes and townhouse or rowhouse forms. It designates land to the southeast of the site, between the Shell Industrial Lands to the north and Hastings Street to the south, for medium density multiple family residential uses (3-8 storey residential and mixed-use buildings).

The subject site is designated as “Single and Two Family Urban” in the Residential Policy Framework of the existing OCP. The Residential Policy Framework map is included as Attachment 1 and a detailed version showing the subject site is included as Attachment 2. The Single and Two Family Urban designation generally supports development of single, two-family and small-scale multi-unit forms of residential development, which is the predominant development pattern in the area.

The subject site is currently zoned CD Comprehensive Development District (based on P5 Community Institutional District) (Rezoning Reference #26/70). The site was rezoned in 1970, long before the adoption of the current OCP in 1998.

2.2 Proposed Amendment

BC Housing has applied to rezone the site from CD Comprehensive Development District (based on P5 Community Institutional District) to CD (based on P5 Community Institutional District and RM3r Multiple Family Residential District) (Rezoning Reference #21-14) to accommodate the proposed multi-family redevelopment of up to six storeys. As the proposed rezoning is inconsistent with the existing Single and Two Family Urban land use designation, an OCP amendment is required.

The proposed OCP amendment would change the designation of the subject site to Suburban Multi-Family Community, which is characterized by low density multi-family residential housing, including townhouses and garden apartments. The proposed amendment also includes changes to the description of “Suburban Multi-Family Community” to reflect the addition of this site to the designation, along with minor updates. The proposed text amendments are outlined in Section 4.4.3 of the April 8, 2024 report, included here as Attachment 3.

2.3 Burnaby 2050

The City is currently undertaking a process to develop the new Burnaby 2050 OCP, which is anticipated to be adopted in 2025. Burnaby 2050 would eliminate the Residential Policy Framework designations in the current OCP, which are the subject of the proposed amendment. Instead, a simplified, parcel-based land use map with a new set of designations is proposed under Burnaby 2050. An initial draft of the land use map assigned a Low Rise Multi-Family Residential designation to the site, which allows for four storey heights with possible extension up to five storeys. Consideration of a draft OCP housing policy to permit non-market housing to be developed to a minimum of six storeys in height is currently being contemplated. A subsequent draft of the land use map, informed by public comments on the initial draft, will be advanced to Council in the spring. It is anticipated that Burnaby 2050 will be adopted later this year.

3.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

As authorized by Council on April 15, 2024, staff undertook a consultation process on the proposed amendment. Consultation consisted of a notification letter sent to the following parties:

- Local First Nations
 - kʷɪkʷəłəm (Kwikwetlem First Nation)
 - xʷməθkʷəyəm (Musqueam Indian Band)
 - Sḵwxwú7mesh Úxwumixw (Squamish Nation)
 - səlilwətał (Tseil-Waututh Nation)
- Burnaby School District #41
- Owners and residents of properties within a 100 m radius of the site (283 households)

The notification letter invited responses to the proposed OCP amendment within a 60-day comment period.

The scope of the consultation reflects the requirements of the *Local Government Act* and the limited impact of the proposed amendment.

3.1 Consultation Results

Staff received no comments from local First Nations.

The Burnaby School District provided the following comments:

- The amendment is not projected to have a significant impact on enrolment in the area. Capitol Hill (Elementary) would be able to absorb the expected addition of student enrolment.

Staff received the following responses from residents and owners within a 100 m radius of the site:

- 30 email responses from 20 households,
- three phone calls, and

- one letter with 28 individual signatories representing 19 households.

The majority of responses expressed concerns about the proposal. Key concerns included potential impacts on traffic, parking, infrastructure, and community facilities; crime and safety; and the proposed height of the development. The full summary of consultation results is included as Attachment 4.

Some of the comments received were not directly in reference to the proposed OCP amendment but were associated with the proposed redevelopment, including concerns about the height and zoning. Other comments expressed confusion around how to interpret the designations in the current OCP and their associated densities. Staff also received comments related to the operational aspects of the proposed new development, which are under the management of BC Housing.

Responses from BC Housing to questions and concerns raised by respondents are included as Attachment 5.

4.0 RECOMMENDATION AND NEXT STEPS

Given the anticipated adoption of Burnaby 2050 later this year, it is recommended that the land use designation for the site be determined through the Burnaby 2050 update process, rather than proceeding with the proposed amendment of the existing OCP. This approach would avoid duplication of effort and prevent public confusion around the designation of the site.

In order to implement this approach, staff would contact all parties included in the previous consultation to explain the change and outline opportunities to provide input on the designation of the site through the Burnaby 2050 consultation process. Staff will direct comments that were received through the consultation process on the proposed OCP amendment to the Burnaby 2050 team.

BC Housing also plans to hold additional consultation opportunities on the Stratford Gardens project, including an open house in spring 2025.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this work.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – OCP Residential Policy Framework Map
- Attachment 2 – OCP Land Use Designations Subject Site Map

Attachment 3 – Official Community Plan (OCP) Amendment – 6005 Pandora Street
(Stratford Gardens)

Attachment 4 – Consultation Results Summary

Attachment 5 – BC Housing Response to Consultation Results

REPORT CONTRIBUTORS

This report was prepared by Rose Wu, Planning Assistant 3, and reviewed by Lily Ford, Planner 3, Johannes Schumann, Director Community Planning and Lee-Ann Garnett, Deputy General Manager.