

**PLANNING AND DEVELOPMENT COMMITTEE**

**TO:** MAYOR AND COUNCILLORS

**SUBJECT: REZ #24-22 - 5978 WILSON AVENUE - HIGH RISE RESIDENTIAL  
DEVELOPMENT WITH NEIGHBOURHOOD COMMERCIAL -  
METROTOWN DOWNTOWN PLAN**

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw for REZ #24-22 be prepared and advanced to First and Second Reading at a future Council meeting.
2. **THAT** staff be authorized and directed to proceed with Option 1 (non-market rental obligation transfer), as set out in Section 3.5 of the report titled “REZ #24-22 – 5978 Wilson – High Rise Residential Development with Neighbourhood Commercial – Metrotown Downtown Plan” dated July 9, 2025, of the Planning and Development Committee meeting; and

**THAT** the City Solicitor be authorized to bring forward three separate Housing Agreement Bylaws, in accordance with the terms outlined in Section 3.5 of the report.

3. **THAT** the items listed in Attachment 3 to the report titled “REZ #24-22 – 5978 Wilson – High Rise Residential Development with Neighbourhood Commercial – Metrotown Downtown Plan” dated July 9, 2025, of the Planning and Development Committee meeting, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #24-22.

**REPORT**

The Planning and Development Committee, at its meeting held on July 9, 2025, received the attached report seeking Council authorization to forward REZ #24-22 to First and Second Reading at a future Council meeting

Arising from discussion, the Committee amended the recommendation to direct staff to proceed with Option 1 and for the City Solicitor to bring forward three separate Housing Agreement Bylaws.

The recommendations of the Planning and Development Committee are now before Council for final vote.

On behalf of the Planning and  
Development Committee,

Councillor P. Calendino  
Chair

Councillor J. Wang  
Vice Chair

**TO:** PLANNING AND DEVELOPMENT COMMITTEE (PDC)  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **REZ #24-22 – 5978 WILSON AVENUE – HIGH RISE RESIDENTIAL DEVELOPMENT WITH NEIGHBOURHOOD COMMERCIAL – METROTOWN DOWNTOWN PLAN**  
**PURPOSE:** To seek Council authorization to forward REZ #24-22 to First and Second Reading at a future Council meeting.

## REFERENCES

Address: 5978 Wilson Avenue  
Legal: PID: 006-516-637  
Lot 81 District Lots 151 and 153 Group 1 New Westminster District Plan 30645  
Applicant: Bosa Properties Inc.  
1201- 838 West Hastings Street  
Vancouver, BC, V6C 0A6  
Attention: Rebecca Chaster  
Current Zoning: RM3 Multiple Family Residential District  
Proposed Zoning: CD Comprehensive Development District (based on the R8r High-Rise Apartment 2 District, CM1 Interim Neighbourhood Commercial District, and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “Suitable Plan of Development - 5978 Wilson Ave” prepared by Arcadis)

## RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw for REZ #24-22 be prepared and advanced to First and Second Reading at a future Council meeting.
2. **THAT** staff be authorized and directed to proceed with **Option 1** (non-market rental obligation transfer) as set out in Section 3.5 of the report titled “REZ #24-22 – 5978 Wilson – High Rise Residential Development with Neighbourhood Commercial – Metrotown Downtown Plan” dated July 9, 2025, and the City Solicitor be authorized to bring forward three separate Housing Agreement Bylaws in accordance with the terms outlined in Section 3.5 of the report;

**OR**

2. **THAT** staff be authorized and directed to proceed with **Option 2** (no non-market rental obligation transfer) as set out in Section 3.5 of the report titled “REZ #24-22 – 5978 Wilson – High Rise Residential Development with Neighbourhood Commercial – Metrotown Downtown Plan ” dated July 9, 2025, and the City Solicitor be authorized to bring forward a Housing Agreement Bylaw.
3. **THAT** the items listed in **Attachment 3** to the report titled “REZ #24-22 – 5978 Wilson – High Rise Residential Development with Neighbourhood Commercial – Metrotown Downtown Plan” dated July 9, 2025, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #24-22.

## **EXECUTIVE SUMMARY**

A rezoning application has been received to permit the construction of a high-rise residential development with a neighbourhood commercial unit. The development is comprised of a 40-storey mixed-use building, which includes a child care facility and non-market and market rental residential units. 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),
- Metrotown Downtown Plan (2017)
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Community Safety Strategy (2020),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021),
- Rental Use Zoning Policy (2020),
- Child Care Action Plan (2021), and
- District Energy Policy (2024).

### **2.0 BACKGROUND**

- 2.1 The subject development site is located at the corner of Wilson Avenue and Kemp Street and is designated for High Density Multiple Family Residential within the Metrotown Downtown Plan, and Town Centre within the Official Community Plan (see **Attachment 1** – Sketch #1). The subject site is comprised of one lot which is

improved with a 38 unit low-rise multi-family residential rental building and zoned Multiple Family Residential District (RM3).

- 2.2 On July 22, 2020, Council received an Initial Rezoning Report for REZ #18-29, which proposed a single high-rise apartment building for the subject property. Council authorized staff to work with the applicant towards a suitable plan of development, however, the rezoning application was not advanced to Council for First and Second Reading.
- 2.3 On December 2, 2024, Council received an Initial Rezoning Report, which proposed to rezone the subject property to the Comprehensive Development (CD) District to permit an updated concept for a high-rise residential building with a child care facility. Council authorized staff to work with the applicant towards the preparation of a suitable plan of development.
- 2.4 At the March 11, 2025, Council meeting, Council considered a report titled “Proposed Inclusionary Rental Requirements”, which, among other things, proposed that market rental projects be exempt from the new proposed inclusionary rental requirements. After considering the report, Council adopted four resolutions (Resolution No. 2025-101), including the following:
  - ***THAT the proposed changes to purpose-built market rental units be adopted into bylaw and that staff be directed to move purpose-built market rental projects forward.***

Based on Resolution No. 2025-101, and further clarification that was provided by Council during the March 11, 2025 meeting, rezoning applications for purpose-built market rental projects are being advanced to Council prior to bringing forward amendments to the *Burnaby Zoning Bylaw, 1965*, to implement the new inclusionary rental requirements.

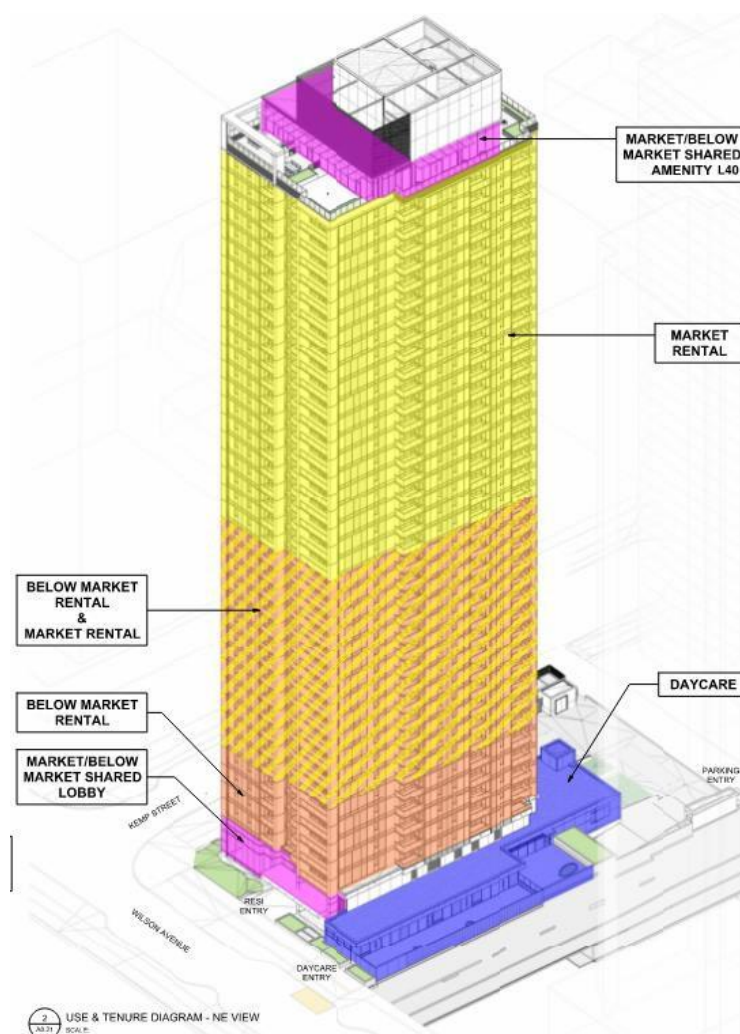
- 2.5 On June 10, 2024, Bylaw No. 14746, which amends the *Burnaby Zoning Bylaw* to implement the residential and commercial zoning districts of the height-based development framework (HBF), was given Final Adoption. Given this, the proposed zoning of the subject site has been revised to CD (based on the R8r High-Rise Apartment 2 District, CM1 Interim Neighbourhood Commercial District, and Metrotown Downtown Plan as guidelines). The applicant has now submitted a plan of development suitable for First and Second Reading of the Rezoning Bylaw. The site plan, landscape plan, building elevations, and shadow study for the subject site are available for reference as part of Attachment 1.
- 2.6 The predecessor Rezoning Application, REZ #18-29, will be cancelled contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

### 3.0 GENERAL INFORMATION

- 3.1 The development proposal, as shown in **Figure 1**, is for a 40-storey residential rental building inclusive of a one storey podium that includes a lobby, gym, and

commercial unit proposed as a childcare facility. Vehicular access is provided via an adjacent lane and parking is to be located underground, with the exception of four shared surface vehicle parking spaces to serve the staff of the daycare and visitors of the building. Pedestrian access to the residential component of the development is provided from Wilson Avenue and to the commercial unit off Kemp Street. A more detailed summary of the proposed development, including residential unit mix, amenity space, and parking and loading is provided in **Attachment 2 – Development Statistics**.

**Figure 1: Use and Tenure**



*Subject to Council approval of either option 1 or option 2 as outlined in Section 3.5 of the report, L7-L18 will include either exclusively market rental units, or a mix of market and below-market rental units.*

- 3.2 The proposed development includes 418 rental units, inclusive of 38 replacement rental units. As further outlined in Section 3.5 of the report, the applicant is proposing a rental obligation transfer involving two other Bosa-owned properties

within the immediate neighbourhood. If supported by Council, the subject proposal would comprise 38 rental replacement units, 53 inclusionary rental units, and 327 market rental units. If Council does not support the rental unit transfer proposal, then the development proposal would advance with the RUZP required 38 rental replacement units and 380 market rental units.

- 3.3 Development potential is determined based on the maximum permitted building height, setbacks, and form and character guidelines associated with the R8r High-Rise Apartment 2 District and Metrotown Downtown Plan. The permitted and proposed development regulations for the subject site are outlined in **Table 1 – Building Height** and **Table 2 – Commercial Uses**.

**Table 1 – Building Height (storeys)**

D = Discretionary | U = Unrestricted

| <b>Proposed Building (Wilson 3)</b>          | <b>Permitted</b> | <b>Proposed</b> |
|--|------------------|-----------------|
| Base Height                                  | 40               | 40              |
| Eligible Additional Height                   |                  |                 |
| Height Averaging                             | 5                | -               |
| Voluntary Commercial                         | U                | -               |
| Community Benefit Bonusing                   | U                | -               |
| Maximum Additional Height                    | U                | -               |
| <b>Maximum Height with Eligible Increase</b> | <b>U</b>         | <b>40</b>       |

While the R8r High-Rise Apartment 2 District permits additional height increases where height-averaging, voluntary commercial, or community benefit bonus is pursued, the subject rezoning application does not propose any additional height.

**Table 2 – Commercial Uses**

| <b>Proposed Building (Wilson 3)</b> | <b>Permitted</b> | <b>Proposed</b>    |
|-------------------------------------|------------------|--------------------|
| Neighbourhood Commercial Uses       | U                | 492 m <sup>2</sup> |

Staff are supportive of the proposed commercial unit given that adjacent properties are designated for mixed-use and currently improved with commercial uses. In addition, this application is seeking to incorporate a child care facility, which aligns with the Child Care Policy & Metrotown Downtown Plan.

- 3.4 In accordance with Stream 1 – Rental Replacement of the Council adopted Rental Use Zoning Policy (RUZP), Tenant Assistance Policy (TAP), and Council Resolution No. 2025-101, the subject rezoning application is required to provide 38 rental replacement units. Additional inclusionary units are not required. 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 units.

Under TAP, tenant eligibility is determined by reference to whether a tenant had a tenancy agreement with the property owner on the date the rezoning application was submitted to the City. In this case, because the applicant originally submitted a Rezoning Application under REZ#18-29 (the “original rezoning application”) for the subject site, and then subsequently submitted a new Rezoning Application, REZ #24-22 being the subject application (the “new rezoning application”) for the subject site, the following approach is proposed to determine tenant eligibility under the TAP.

- Households are eligible if they have a tenancy agreement with the property owner and live in the unit on the date the new rezoning application was submitted to the City.
- If a tenant that had a tenancy agreement with the property owner and that lived in the unit on the date the original rezoning application was submitted to the City (an “original eligible tenant”) moved out of the rezoning site, and the unit has not been re-tenanted, that original eligible tenant remains eligible for TAP benefits under the new rezoning application, regardless of whether 24 months or more has passed since the date of the original rezoning application.
- Only one household per unit is eligible for TAP benefits.

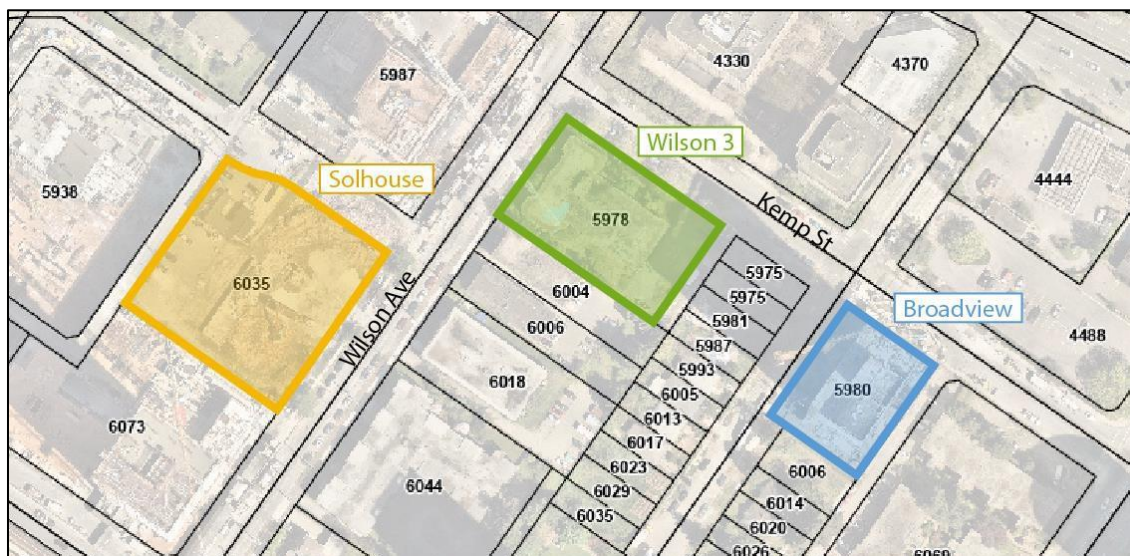
To date, the applicant has fulfilled the TAP obligations required by submission of the Rezoning Report and approval of the Demolition Permit. While not typical at this stage of development, the applicant applied for a Demolition Permit in the fall of 2024 given the desire to issue a Four Month Notice to end tenancy and relocate tenants at the start of 2025. This was done given the poor condition of the existing building, and the desire to relocate tenants prior to the coldest months of the year. Prior to the issuance of the Demolition Permit, a Section 219 TAP Covenant was registered on title to the subject site to ensure the applicant complies with TAP, and the applicant also provided financial security to secure its TAP obligations. Demolition of the existing structure is anticipated to commence this summer once crews are available.

3.5 As part of this rezoning application, the applicant is proposing a non-market rental obligation transfer between the subject site and two other sites owned by affiliates of the applicant in the Metrotown Downtown Plan Area as shown below in **Figure 2 – Unit Transfer Sites**. The three sites, which are located within a block of one another, are:

- Solhouse – 6035 Wilson Avenue
- Broadview – 5980 Kathleen Avenue
- Wilson 3 – 5978 Wilson Avenue (the subject site)



**Figure 2 – Unit Transfer Sites**



As outlined in **Table 3 – Unit Transfer Proposal** below, the three sites are at various stages of development. Different colours are used in Table 3 (orange, purple, and blue) to represent each site's rental obligation and where the applicant is proposing to locate the required rental units. Solhouse, highlighted in orange and denoted (S), is currently under construction and was approved through Rezoning Reference #21-12 in April 2024, under the FAR based development framework with RUZP requirements. Broadview, highlighted in blue and denoted (B), was approved through Rezoning Reference #19-42, and received occupancy in spring 2025. The Broadview site was approved under the FAR-based development framework with RUZP requirements. Wilson 3, highlighted in purple and denoted (W), is the subject site of this rezoning application and is in the early stages of the rezoning process. The Wilson 3 rezoning application is being advanced under the height-based development framework in alignment with Council Resolution No. 2025-101.

**Table 3 – Unit Transfer Proposal**

| <b>R-Density Transfer Sites</b>         | <b>Solhouse (S)<br/>6035 Wilson Ave</b>                            | <b>Broadview (B)<br/>5980 Kathleen Ave</b>                            | <b>Wilson 3 (W)<br/>5978 Wilson Ave</b>                              |
|---|--|---|--|
| <b>Stage of Development</b>             | Under Construction   | Received Occupancy  | Initial Application  |
| <b>Applicable Development Framework</b> | FAR & RUZP   | FAR & RUZP  | Height-Based & Council Resolution No. 2025.101.                      |
| <b>Required Units</b>                   | Market Rental: 0 (S)<br>Replacement: 66 (S)<br>Inclusionary: 2 (S) | Market Rental: 201 (B)<br>Replacement: 26*(B)<br>Inclusionary: 68 (B) | Market Rental: 380 (W)<br>Replacement: 38 (W)<br>Inclusionary: 0 (W) |

|  |   |  |   |
|--|---|--|---|
| <b>Total Required Non-Market Units</b> | 200 non-market units                          |  |   |
| <b>Proposed Units</b>                  | Inclusionary: 15 (B)<br>Market Rental: 53 (W) | Market Rental: 201 (B)<br>Replacement: 26* (B)<br>Replacement: 66** (S)<br>Inclusionary: 2 (S) | Market Rental: 327 (W)<br>Replacement: 38 (W)<br>Inclusionary: 53 (B) |
| <b>Total Proposed Non-Market Units</b> | 200 non-market units                          |  |   |

*\*Replacement Rental Units from Central Park House, 5977 Wilson Avenue, were transferred to Broadview through REZ#17-32 and REZ#19-42.*

*\*\*In support of this non-market rental unit transfer proposal, the applicant will ensure that at least 54 units at Broadview (which has received occupancy and is currently being tenanted) will remain untenanted and available to be rented to the 54 eligible returning tenants from Solhouse. Should this proposal be approved by Council, all eligible returning Solhouse tenants would be given their right of first refusal for a unit at Broadview. It is noted that there are only 54 eligible returning tenants from the Solhouse site, due to 12 of the 66 prior rental units at the Solhouse site being untenanted at the time of the Solhouse rezoning.*

The total number of required non-market units is maintained with the proposal. Between Solhouse, Broadview, and Wilson 3, there are 581 market rental units, 130 rental replacement units, and 70 inclusionary rental units. No new market strata units are proposed, and inclusionary units transferred between sites would be secured at 20% below CHMC market median in alignment with RUZP that was applicable to Solhouse and Broadview. The transfer of non-market rental units is proposed by the applicant to better balance the market and below-market units across the three sites and deliver replacement housing sooner to returning tenants.

No changes are proposed to the approved density, floor area ratio, unit count, or unit sizes at Solhouse or Broadview, and as such, these site can accommodate the non-market unit transfer proposal utilizing the existing CD District zoning, subject to Council's approval.

The proposed non-market rental unit transfer deviates from the RUZP and TAP in the following ways;

- Under Stream 1 of RUZP and TAP, existing tenants are to be provided with Right of First Refusal (RoFR) on the same site where their rental units previously existed.
  - Under this proposal, tenants from Solhouse would be offered an early replacement unit at Broadview instead of at Solhouse. For clarification, all other elements of RUZP & TAP would apply as if Broadview were the site where the rental replacement unit requirement was generated.

- Under Stream 2 of RUZP, surplus RMr rental density may be utilized on the basis that an applicant must provide one rental unit at CMHC market median rent for every proposed market rental unit.
  - The applicant is proposing to utilize the RMr density previously assigned to 53 replacement rental units, for 53 market rental units at the Solhouse site. Appearing elsewhere on this agenda, is a report recommending updates to the RUZP regarding surplus RMr rental density to allow all voluntary RMr density to be provided as market rental units. If the proposal is not approved, a separate report detailing the mechanism for securing 53 market rental units at Solhouse will be brought forward to Council for consideration and approval before the subject Rezoning Bylaw is advanced for Third Reading.

In summary, the proposal is being presented for Council consideration given that there are several benefits for the tenants, applicant, and City, which include:

- Early move-in opportunity for returning tenants from Solhouse (4+ years early) into existing purpose-built rental building at Broadview.
- Improved amenity offering for returning tenants. Broadview has a larger, integrated amenity offering compared with Solhouse, including a gym, rooftop indoor/outdoor amenity area, communal garden plots, and dedicated bike room.
- Unit sizes are similar, if not larger than Solhouse rental replacement units and have comparable finishes, with eligible tenants from Solhouse being provided units at Broadview with the same number of bedrooms as their previous unit.
- The City achieves the same number of market rental and non-market rental units, at the same levels of affordability for required inclusionary units or replacement units across the three Unit Transfer Sites.
- The applicant is able to better balance the distribution of market and non-market units across the three sites and improves project economics at Solhouse.

This report seeks Council approval of one of the following two options:

**Option 1 (non-market rental obligation transfer)**

If Council approves the proposed non-market rental obligation transfer among the Broadview, Solhouse and Wilson 3 sites as described above, then the concurrent registration of Section 219 Housing Covenants and concurrent adoption of Housing Agreement Bylaws and execution of Housing Agreements for each of the Wilson 3, Broadview, and Solhouse developments to secure the provision of the following non-market and market rental units will be required:

(a) Wilson 3 (the subject site)

- 53 inclusionary rental units (being a portion of the inclusionary rental units originally required to be provided at Broadview);
- 38 replacement rental units; and
- 327 market rental units;

(b) Broadview:

- 92 replacement rental units (66 of which represent the replacement rental units originally required to be provided at Solhouse, and 26 of which represent the replacement rental units transferred to Broadview from the Central Park House project);
- 2 inclusionary units (being a portion of the inclusionary rental units originally required to be provided at Solhouse); and
- 201 market rental units

(c) Solhouse:

- 15 inclusionary rental units (being a portion of the inclusionary rental units required to be provided at Broadview); and
- 53 market rental units.

A Section 219 Covenant will also be registered on the Solhouse site to restrict occupancy of Solhouse until a building permit for the subject site has been issued, and construction contracts for the subject site have been executed.

The Section 219 Covenant and Housing Agreement registered to the subject sites would establish excess non-market requirements on certain sites that must be met. As the entitlement of all three sites are interlinked, staff would not be supportive of subsequent rezonings to reduce the minimum obligations of the non-market units that are part of the non-market transfer proposal.

If approved, the necessary Housing Covenants and Agreements will be registered across all three sites concurrent with Final Reading of Wilson 3, subject to Council's endorsement of Option 1.

**Option 2 (no non-market rental obligation transfer)**

If Council does not approve the proposed non-market rental obligation transfer as described above, then a Section 219 Housing Covenant, Housing Agreement Bylaw and Housing Agreement will be required to secure the provision of 38 replacement rental units and 380 market rental requirements at the subject site.

- 3.6 As the subject site is located within a transit-oriented development area, off street parking spaces (other than accessible parking spaces) are not required. A residential parking ratio of 0.40 spaces per unit is proposed for the development. An additional 9 spaces will be available on site for shared use between the residential visitors and child care facility. A more detailed summary of the proposed parking, including bicycle parking is outlined in **Attachment 2**.

In accordance with the Transportation Demand Management Guidelines for sites located within a transit-oriented development area, the applicant is providing a suite of transportation demand management strategies for residents, which include:

- A transit subsidy fund that amounts to \$1,900 per dwelling unit to allow for a monthly subsidy made available to each dwelling unit at 50% of the cost of a two-zone monthly transit pass;
- provision of \$500 in car share vehicle driving credits per dwelling unit;
- provision of Level 2 or higher EV charging stations for three on-street parking spaces, that could accommodate car share vehicles;
- provision of one bicycle repair and maintenance station on-site; and,
- a Communications Strategy that provides the building owners, tenants and employees of the residential and commercial uses with an understanding of how to best use each of the alternative transportation options.

The proposed parking rates 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*, subject to any necessary changes to the transportation demand management (TDM) strategy for the site to be in line with Council adopted guidelines or standards. The final TDM strategy measures may be varied prior to Final Reading in line with adopted City policy or bylaw regulations, as amended from time to time.

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

- construction of Wilson Avenue and Kemp Street across the site's frontage to a two-lane collector Town Centre standard, including sidewalks and cycle tracks, with a custom cross section along Kemp Street as follows:
  - 1.2 m front boulevard (south)
  - 1.8 m cycle track (south)
  - 0.1 m granite band (south)
  - 1.8 m sidewalk (south)
  - approximately 2.30 m to 0.30 m tapering SRW over the sidewalk, with underground parkade encroachment;
- any required improvements to the rear lane, undergrounding of overhead wiring, and any required storm, sanitary and water services.

3.8 The City is currently developing a district energy utility (DEU) to serve space heating and domestic hot water needs of buildings in south Burnaby. Based on the development's location, proposed Comprehensive Development (CD) District zoning and the total floor area of all buildings on the site (>100,000 sq. ft.), the proposed building will be required to meet the Council-adopted District Energy policy. Since the site is within Service Area A1, connection to the future DE system is mandatory. A DEU system compatibility review will be conducted prior to Building Permit issuance.

- 3.9 The provision of public art is a prerequisite of this 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. A final determination of which option applies will be made prior to Final Adoption of the rezoning, with all necessary covenants secured to ensure delivery of the artwork or cash-in-lieu payment.
- 3.10 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

Prior to advancing this proposal to Council, Bosa reached out to the eligible returning tenants from Solhouse to gauge their interest in moving into the Broadview building, as follows:

- Initial email – June 11, 2025
- Follow-up email – June 20, 2025
- Phone Text – June 20, 2025
- Phone Call – June 24, 2025

As of June 25, 2025, 31 of the returning tenants have responded. Twenty-one (21) responses received were generally supportive of exercising their RoFR at the Broadview site, 5 tenants didn't provide any specific feedback, and 5 respondents expressed some concern with the proposal, noting a desire to be located close to the ground floor, and allowing sufficient time for tenants to exercise their RoFR. Other common clarifying questions were received regarding logistics, rental rates, unit selection and size, and timing. If Council is supportive of the obligation transfer proposal, Bosa will continue to work with eligible tenants to answer their questions and accommodate requests through further engagement, including assigning tenants to units on lower floors where requested and feasible.

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 #24-22 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 – Part 1 of 6  
Attachment 1 – Part 2 of 6  
Attachment 1 – Part 3 of 6  
Attachment 1 – Part 4 of 6  
Attachment 1 – Part 5 of 6  
Attachment 1 – Part 6 of 6  
Attachment 2 – Development Statistics  
Attachment 3 - Rezoning Prerequisites

## **REPORT CONTRIBUTORS**

This report was prepared by Kaitlynn Given, Planner 2, and reviewed by Mark Norton, Manager Development, Jesse Dill, Director Development, and Jennifer Wong, Assistant City Solicitor.