
TO: CITY MANAGER **DATE:** 2020 February 05

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez #19-58

**SUBJECT: REZONING REFERENCE #19-58
PRE-ZONING FOR NON-MARKET HOUSING DEVELOPMENT
7285 KITCHENER STREET
RESPONSE TO PUBLIC HEARING ISSUES**

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #19-58.

RECOMMENDATIONS:

1. **THAT** Rezoning Bylaw, Amendment Bylaw No. 45/19, Bylaw 14101, be abandoned.
2. **THAT** a copy of this report be sent to those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #19-58.

REPORT**1.0 BACKGROUND**

On 2019 December 10, a Public Hearing was held for Rezoning Reference #19-58. The subject rezoning application proposes to establish development guidelines for the City-owned site located at 7285 Kitchener Street to facilitate pre-zoning for a non-market housing development. It is noted that no specific development proposal is being advanced in connection with this rezoning application.

As noted in the Public Hearing report dated 2019 November 18, the subject treed and undeveloped site is located within the Montecito Urban Village Plan and is designated for multiple-family development using the RM1 Multiple Family Residential District (see *attached* Sketches #1 and #2). The recommended RM2 and RM2r zoning for the site would require a minor amendment to the Montecito Urban Village Plan. The *Mayor's Task Force on Community Housing Final Report* provides a recommendation to increase the supply of affordable rental housing. Amending the Montecito Urban Village Plan would enable the provision of additional non-market housing, thereby addressing this recommendation, and as such is considered supportable based on adopted Council policies.

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Seven written submissions were received at the Public Hearing, including: one petition representing 80 individuals, and one petition representing 480 individuals, and five letters. At the Public Hearing, 19 individuals made verbal submissions regarding the rezoning application.

The written and verbal submissions raised issues and comments generally related to: environmental considerations, including the potential impact of the proposed development on a stream and wetland area, wildlife, and wildlife habitat; suggestions to explore alternative nearby development sites; consideration of the site's applicable City policies and rezoning history (Rezoning Reference #53/90); concerns about additional density and associated impacts on the neighbourhood, schools and servicing; and issues related to traffic, pedestrian safety, parking and neighbourhood maneuverability. At the Public Hearing, Council requested that a staff report be submitted to provide further information on the issues raised. The following report addresses Council's request.

2.0 ISSUES RAISED

2.1 Environmental Considerations

Concerns were raised regarding the potential impact of the proposed development on a stream and wetland area, wildlife, and wildlife habitat.

Response:

At the onset of the project, City staff visited the site during the late summer/early fall. The bio-physical attributes observed at that time suggested the site did not contain a wetland or a 'stream' as defined in Section 6.23 of the City of Burnaby Zoning Bylaw. Further, past studies and information on file in the City did not reveal the presence of streams on the site that would preclude the sort of development contemplated by the subject rezoning application. The project was advanced on this basis, with the expectation that as part of a future site specific rezoning application, the rezoning applicant would be required to undertake an environmental assessment to collect appropriate baseline information, including stream/wetland surveys, ecosystem mapping and inventory, and vegetation and wildlife observations, so that the site could be developed in accordance with the principles and intent of the City's environmental protection policies. However, as a result of the Public Hearing's written and verbal submissions, and a subsequent visit to the site by City staff following the Public Hearing, an environmental assessment was brought forward and prepared as part of the subject rezoning application.

The City's environmental consultant completed an assessment of existing bio-physical attributes, including field surveys on 2019 December 27, and 2020 January 03 and January 08. The most significant findings were: the presence of surface water, five centimetres in depth, in some areas of the site; five species of natural vegetation that are tolerant of seasonal inundation by water and may be associated with wetlands; and that surface water from the site is connected to Eagle Creek by the storm sewer system via previously undetected catch basins. The consultant reported that these findings, along with observations of soil moisture and composition, suggest the presence of

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a wetland on portions of the site that would meet the definition of a ‘non-permanent, non-fish bearing stream’ in accordance with Section 6.23 of the Zoning Bylaw.

Based on the consultant findings and the City’s desire to demonstrate environmental leadership, in addition to the availability of an alternate site nearby (see Section 2.2), staff are recommending that the findings of the environmental assessment pose a challenge to the project’s expedited pre-zoning timeline. However, it should be noted that this finding does not necessarily preclude future development in accordance with the Montecito Urban Village Plan. As such, the City would consider future development proposals for the subject site. However, at this time, it is recommended that the subject rezoning application be withdrawn, and the subject rezoning bylaw abandoned.

2.2 Alternative Nearby Development Sites

Suggestions were raised to explore nearby sites located at 1560-1650 Augusta Avenue and 7409 Halifax Street as alternative development locations (see *attached* Sketches #1 and #2) for non-market housing.

Response:

The Montecito Urban Village Plan designates 1560 – 1650 Augusta Avenue for dedicated public park use. Given these properties, with the exception of 1593 Augusta Avenue which remains privately owned, were acquired through a long-standing park acquisition program, and have been rezoned to the P3 Park and Public Use District, it is not recommended that this site be developed for non-market housing.

The Montecito Urban Village Plan designates the City-owned site at 7409 Halifax Street as a Municipal Development Site (“under review”). There is merit in exploring the potential use of this site for non-market housing. Staff will continue to review this option further and if determined to be viable for non-market housing development, a future rezoning application would be advanced expeditiously. It is noted, however, that development of this alternative site would result in considerably higher densities and forms (tower), and corresponding number of units.

2.3 Other Issues

Other issues were raised at the Public Hearing related to site history, density impacts, and traffic safety.

Response:

As noted above, it is recommended that the subject rezoning application be withdrawn and the subject rezoning bylaw abandoned. As such, applicable issues raised at the Public Hearing would be addressed as part of future rezoning applications within the Montecito Urban Village Plan Area.

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3.0 CONCLUSION

This report provides information related to the comments and concerns raised at the Public Hearing for the subject rezoning application. As outlined in this report, the subject rezoning application is recommended to be withdrawn and the subject rezoning bylaw be abandoned as confirmed presence of a wetland area on the site and required streamside setbacks would present a challenge in developing non-market housing in accordance with the desired guidelines under the timelines proposed. In lieu of development on the subject site, it is also recommended that an alternative option for non-market housing development be explored at a nearby site, 7409 Halifax Avenue.

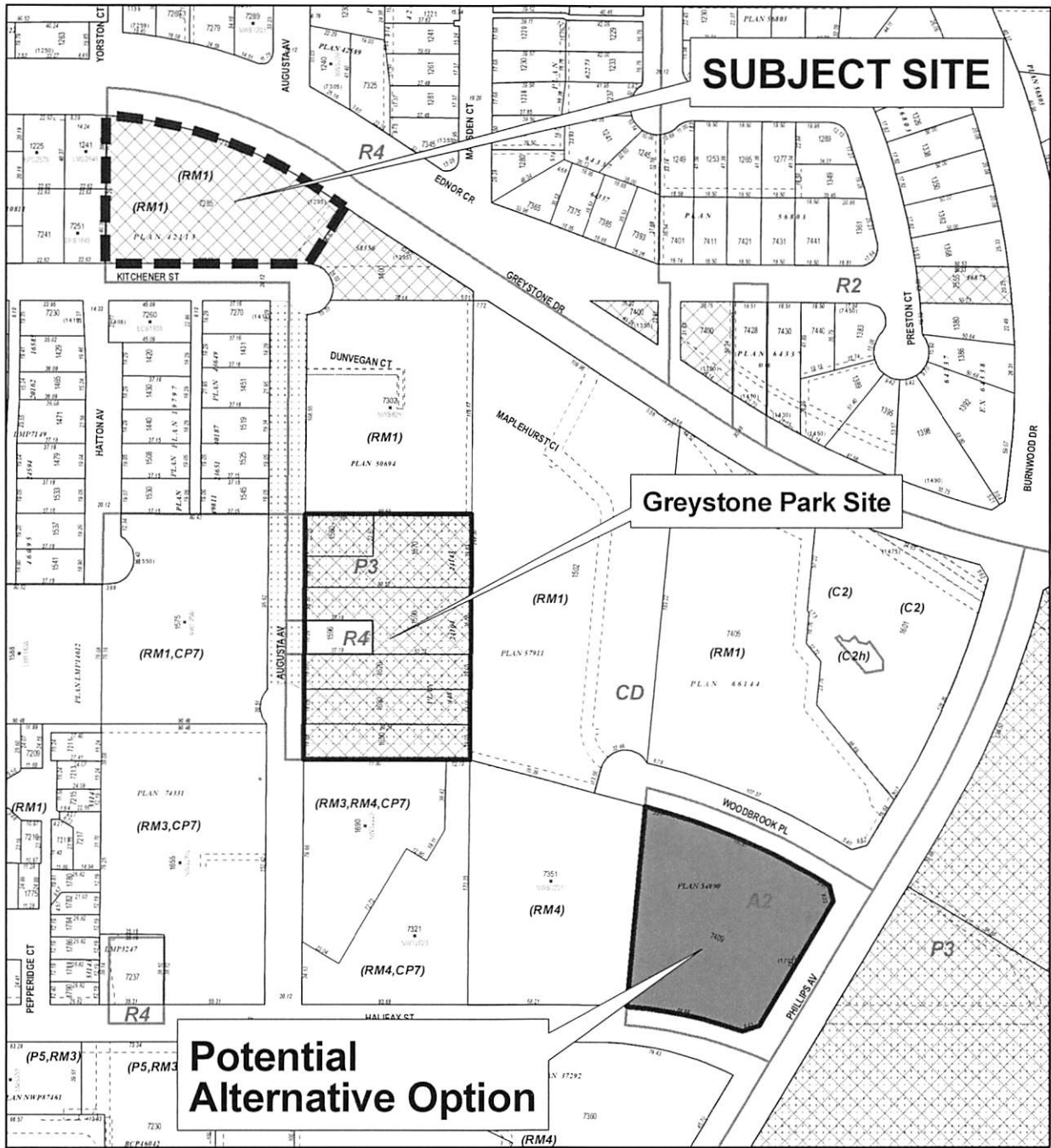
It is recommended that a copy of this report be sent to those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #19-58.


E.W. Kozak, Director
PLANNING AND BUILDING

KL:tn

Attachments

cc:	Director Engineering	Director Parks, Recreation and Cultural Services
	Director Corporate Services	Director Public Safety and Community Services
	Chief Building Inspector	City Clerk



PLANNING & BUILDING DEPARTMENT



Date: JAN 24 2020

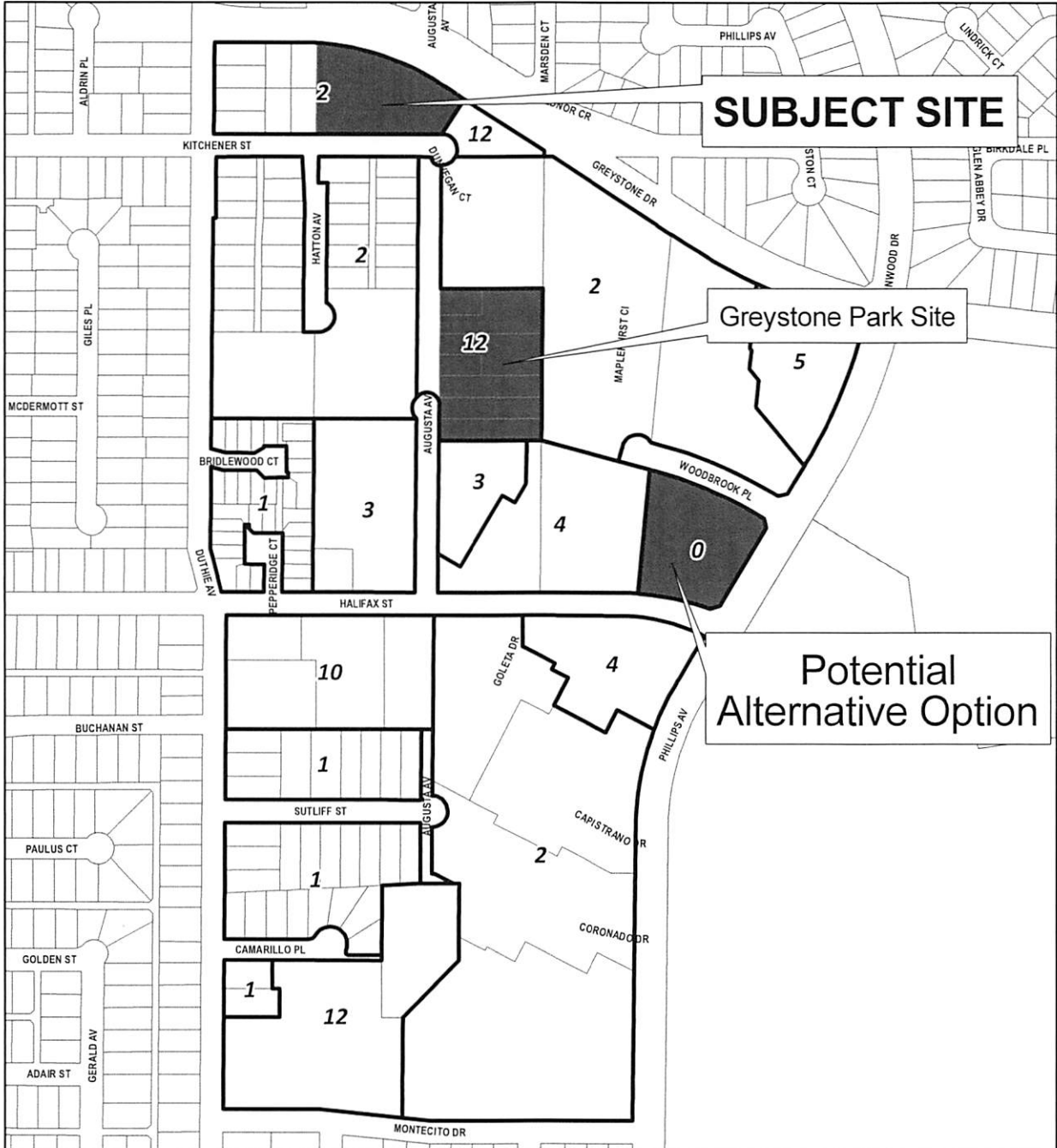
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7285 KITCHENER STREET

scale: 1:3,500

 Subject Site
 Park And Public Use

 Alternative Development Site Option
 City-Owned Property

Drawn By: JS



- | | |
|---|---|
| 1 Single and Two Family Residential | 5 Commercial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | 0 Study Area |



Planning and Building Dept

MONTECITO PLAN

