



Item.....
Meeting..... 2022 June 20

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 June 15

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZONING REFERENCE #21-08
Six-Storey Rental Apartment Building
Edmonds Town Centre Plan

ADDRESS: 7670 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot 17 District Lot 29 Group 1 New Westminster District Plan 16141

FROM: C4 Service Commercial District

TO: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts and the Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “7670 Kingsway” prepared by Cornerstone Architecture)

APPLICANT: Redic Developments Inc.
200 – 1111 Hastings St. W
Vancouver, BC V6E 2J3
Attention: Hamidreza Ahmadian

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

RECOMMENDATIONS:

1. **THAT** an amendment to the Edmonds Town Centre Plan, as described in Section 3.4 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 pm.
3. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: REZONING REFERENCE #21-08
Six-Storey Rental Apartment Building
2022 June 15Page 2

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, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The undergrounding of existing overhead wiring abutting the site.
 - e. The registration of a Housing Agreement and Housing Covenant.
 - f. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - g. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines is required.
 - h. The dedication of any rights-of-way deemed requisite.
 - i. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - j. The provision of facilities for cyclists in accordance with this report.
 - k. The submission of a suitable Solid Waste and Recycling Plan.
 - l. The provision of a car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
 - m. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: REZONING REFERENCE #21-08
Six-Storey Rental Apartment Building

2022 June 15.....Page 3

- n. Compliance with Council-adopted sound criteria.
- o. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- p. The submission of a Green Building Plan and Energy Benchmarking.
- q. The deposit of the applicable Parkland Acquisition Charge.
- r. The deposit of the applicable GVS & DD Sewerage Charge.
- s. The deposit of the applicable School Site Acquisition Charge.
- t. The deposit of the Regional Transportation Development Charge.

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 six-storey multiple-family purpose built rental development.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: 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 Burnaby Housing Needs Report (2021), and Rental Use Zoning Policy (2020).

3.0 BACKGROUND

- 3.1 The subject site is located on the north side of Kingsway between 13th and 14th Avenue, within Sub-area 1 of the Edmonds Town Centre Plan (see *attached* Sketches #1 and #2), and is designated for ground-oriented multiple-family residential development under the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District as a guideline).
- 3.2 To the west, to the north across a lane, and to the east across 13th Avenue, are low-rise multiple-family developments. To the south, across Kingsway, are a mix of single-family homes and commercial developments.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: REZONING REFERENCE #21-08
Six-Storey Rental Apartment Building

2022 June 15 Page 4

- 3.3 The subject site is currently vacant and was previously the subject of a rezoning application to permit the construction of a stacked townhouse development (Rezoning Reference #12-36). On 2014 June 04, Council granted Third Reading of the rezoning application, which was subsequently abandoned.
- 3.4 On 2021 April 07, Council received an initial rezoning report which proposed to rezone the property from C4 Service Commercial District to the CD Comprehensive Development District, utilizing the RM3 and RM3r Multiple Family Residential Districts as guidelines. The proposed zoning would facilitate the delivery of additional market rental and non-market rental housing units, but requires a minor amendment to the Edmonds Town Centre Plan from the current RM2 District designation to the RM3/RM3r District designation. *The Mayor's Task Force on Community Housing Final Report* recommends that the City consider additional density for projects with below market rental units to increase the City's supply of affordable rental housing. As the RM2 District does not require the provision of rental uses under the adopted Rental Use Zoning Policy, amending the Edmonds Town Centre Plan for the purpose of this rezoning enables the provision of a purpose built rental development with market and non-market rental housing on the subject site. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

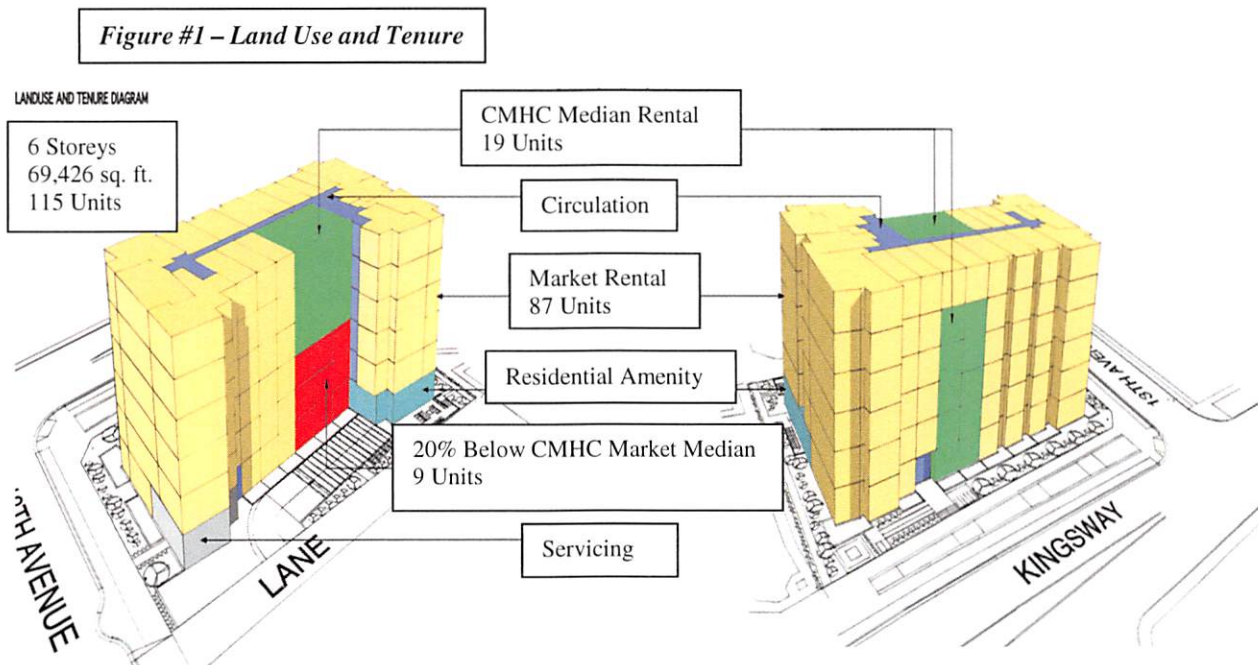
- 4.1 The development proposal, as shown in *Figure #1*, is for a six-storey purpose built rental apartment building with a total of 115 residential units, 28 of which are designated for non-market seniors housing. The maximum proposed density of the project is 2.75 FAR, comprised of 1.1 FAR (RM3 District), 1.1 FAR (RM3r District), and 0.55 FAR of density offset. The proposal includes 87 market rental units, 19 median Canada Mortgage and Housing Corporation (CMHC) rent level units, and 9 units to be rented at 20% below the CMHC market median rates. Vehicular access to the underground parking area will be from the rear lane.
- 4.2 Under the proposed RM3/RM3r zoning, Stream 2 – Inclusionary Rental of the Council-adopted Rental Use Zoning Policy applies to the site. As a result, the proposal includes 28 non-market rental units, nine of which will be rented at 20% below CMHC market median rates. The applicant intends to partner with a non-profit housing operator who will operate and manage the 28 non-market units within the development. The non-profit operator, the Senior Services Society, serves older adults with financial and physical limitations who would benefit from purpose-built seniors housing units and affordable rental rates. A letter submitted to Staff from the Senior Services Society summarizes the demographic needs of their clients and notes that the vast majority live alone. As a result, their preference is for adaptable studio units which provide provisions for accessibility needs and the deepest level of affordability. The proposed unit mix of the development reflects these needs, with a significant proportion of units proposed as adaptable studio units. To offset the number of smaller studio units, 28% of the total units provided are larger two bedroom and three bedroom units for families, many of which significantly exceed the minimum rental unit

To: Chief Administrative Officer
 From: General Manager Planning and Development
 Re: REZONING REFERENCE #21-08
 Six-Storey Rental Apartment Building
 2022 June 15.....Page 5

sizes outlined in the Zoning Bylaw. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy (see **Table 1** below).

	Permitted (ft ²)	Proposed (ft ²)	Proposed Units and Rental Rates
RM3 Density GFA	1.10 27,782	1.10 27,780	45 - Market
RM3 Density Offset GFA	0.55 13,891	0.55 13,877	23 - Market
RM3r Density GFA	1.10 27,782	1.10 27,769	9 – 20% below CMHC Median Market 19 – CMHC Market Median <u>19 – Market</u> 47 – Total Units
TOTAL Density	2.75	2.75	115 Total Rental Units
TOTAL GFA	69,455	69,426	

Table 1



4.3 The registration of a Section 219 Covenant securing a Housing Agreement Bylaw will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: REZONING REFERENCE #21-08
Six-Storey Rental Apartment Building

2022 June 15.....Page 6

Rezoning Bylaw. Council consideration and adoption of a Housing Agreement Bylaw will be required prior to occupancy.

- 4.4 The development is providing 30 adaptable units within the apartment building, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing Policy. The vast majority (28) of the 30 adaptable units provided will be allocated to the non-market units intended for seniors. A total of 16 accessible parking stalls will be provided in the underground parking area (15 within the residential parking area and 1 within the visitor's parking area). In addition, 6 secure scooter parking stalls will be provided in the underground parking area.
- 4.5 All required parking for the development is proposed to be located underground, with access from the lane. The development will meet the Zoning Bylaw's rental residential parking requirements, with a ratio of 0.6 spaces per unit (inclusive of 0.1 spaces per unit 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.
- 4.6 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to, the construction of a separated sidewalk with street trees, cycle track, boulevard grassing, and street lighting across the development frontage on Kingsway.
- 4.7 To support the off-site servicing requirements, a tapering road dedication measuring approximately 72 m² (773 sq. ft.), subject to legal survey, is required. In addition, a corner truncation of 3.0 m (10 ft.) by 3.0 m (10 ft.) on Kingsway at 13th Avenue will be required.
- 4.8 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant to ensure a Housing Agreement Bylaw is completed prior to Occupancy Permit being issued and ensure the affordability measures of the rental units;
 - Section 219 Covenant to ensure the 28 non-market rental units are reserved for occupancy by seniors;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of the BC Energy Step Code) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN; and,

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: REZONING REFERENCE #21-08
Six-Storey Rental Apartment Building
2022 June 15.....Page 7

- Section 219 Covenant ensuring that the handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the rental housing operator.
- 4.9 As the site is influenced by traffic noise from Kingsway, an acoustical report will need to be undertaken, and a Section 219 Covenant required to ensure compliance with Council-adopted sound criteria.
- 4.10 As the site will be fully excavated for development, a tree survey will be required identifying any 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.
- 4.11 The submission of a Groundwater and Storm Water Management Plan is required. An indemnification agreement may be required for groundwater management. As well, a suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater 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 will be required.
- 4.12 The developer is responsible for the undergrounding of the overhead wiring abutting the site.
- 4.13 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.14 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.15 Bicycle storage lockers and bicycle racks are to be provided for the residential occupants and visitors of the development.
- 4.16 Due to the industrial and commercial history of the site, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 4.17 The submission of a Green Building Plan and energy benchmarking is required. The applicant has indicated that the building will meet Step 2 of the BC Energy Step Code, with a low carbon energy system.
- 4.18 Applicable development cost charges will include:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Charge.

To: Chief Administrative Officer
 From: General Manager Planning and Development
 Re: REZONING REFERENCE #21-08
 Six-Storey Rental Apartment Building
 2022 June 15.....Page 8

5.0 DEVELOPMENT PROPOSAL

- 5.1 Gross Site Area - 2,346.0 m² (25,256 sq. ft.)
- Dedications - 71.8 m² (773 sq. ft.)
- Net Site Area - 2,274.0 m² (24,483 sq. ft.)

5.2 Site Coverage - 50 %

5.3 Building Height - 6 Storeys

5.4 Density and Gross Floor Area

- Market Rental - 2.25 FAR (Total)
- RM3 Floor Area Ratio - 1.10 FAR
- RM3r Floor Area Ratio - 0.60 FAR
- Density Offset Floor Area Ratio - 0.55 FAR

Gross Floor Area - 5,274 m² (56,771 sq. ft.)

CMHC Median Rental Density:

RM3r Floor Area Ratio - 0.34 FAR

Gross Floor Area - 800 m² (8,609 sq. ft.)

20% Below CMHC Median Rental Density:

RM3r Floor Area Ratio - 0.16 FAR

Gross Floor Area - 376 m² (4,046 sq. ft.)

Total Site Floor Area Ratio - 2.75 FAR

Total Site Gross Floor Area - 6,450 m² (69,426 sq. ft.)

5.5 Unit Mix

Market Rental Units:

- 30 – Studio - 43.98 – 51.87 m² (473.4 – 558.3 sq. ft.)
- 2 – Studio (Adaptable) - 43.98 – 51.87 m² (473.4 – 558.3 sq. ft.)
- 18 – 1 Bedroom - 56.01 – 65.22 m² (602.8 – 702 sq. ft.)
- 5 – 1 Bedroom + Den - 56.01 – 65.22 m² (602.8 – 702 sq. ft.)
- 26 – 2 Bedroom - 70.01 – 75.52 m² (753.6 – 812.9 sq. ft.)
- 6 – 3 Bedroom - 70.01 – 75.52 m² (753.6 – 812.9 sq. ft.)
- 87 Units

To: Chief Administrative Officer
 From: General Manager Planning and Development
 Re: REZONING REFERENCE #21-08
 Six-Storey Rental Apartment Building
 2022 June 15Page 9

Non-Market Rental Units:

28 – Studio (Adaptable) - 32.5 – 45.5 m² (350 - 489 sq. ft.)
 28 Units

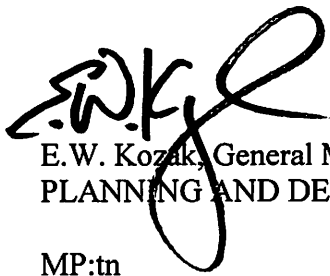
Total Rental Unit Count - 115

5.6 Vehicle Parking Required and Provided
 Residential @ 0.5 / unit - 58 (plus one car wash)
 Residential Visitor @ 0.1 / unit - 12 spaces
 Scooter @ 1 / 5 adaptable units - 6 spaces

5.7 Bicycle Parking Required and Provided
 Secured Lockers - 172 spaces
 Secured Racks - 69 spaces
 Visitor Racks - 23 spaces

5.8 Amenity Facilities:

Amenity facilities for the apartment building are proposed on the main floor and include a parcel room, mail room, fitness space, children’s play area, and a lounge/co-working space with a full kitchen. Collectively, the indoor amenity areas amount to 175.92 m² (1,894 sq. ft.), which is less than the maximum 5% (3,471 sq. ft.) of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw. The indoor amenity area connects to an outdoor amenity patio space featuring a second children’s play area and additional seating on the main level. On the rooftop level, there is an amenity deck featuring a covered barbecue area and additional outdoor seating.

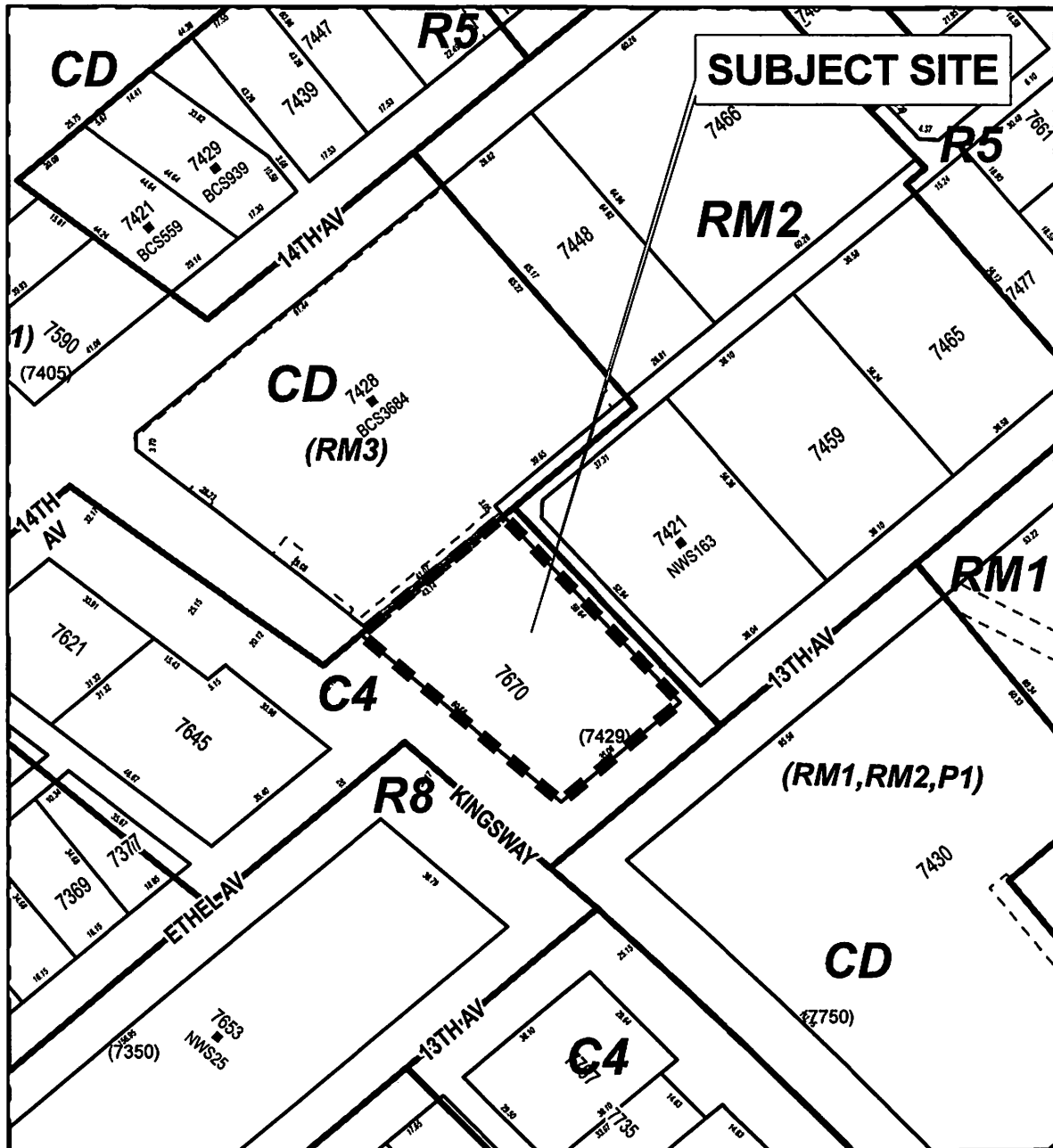




E.W. Kozak, General Manager
 PLANNING AND DEVELOPMENT

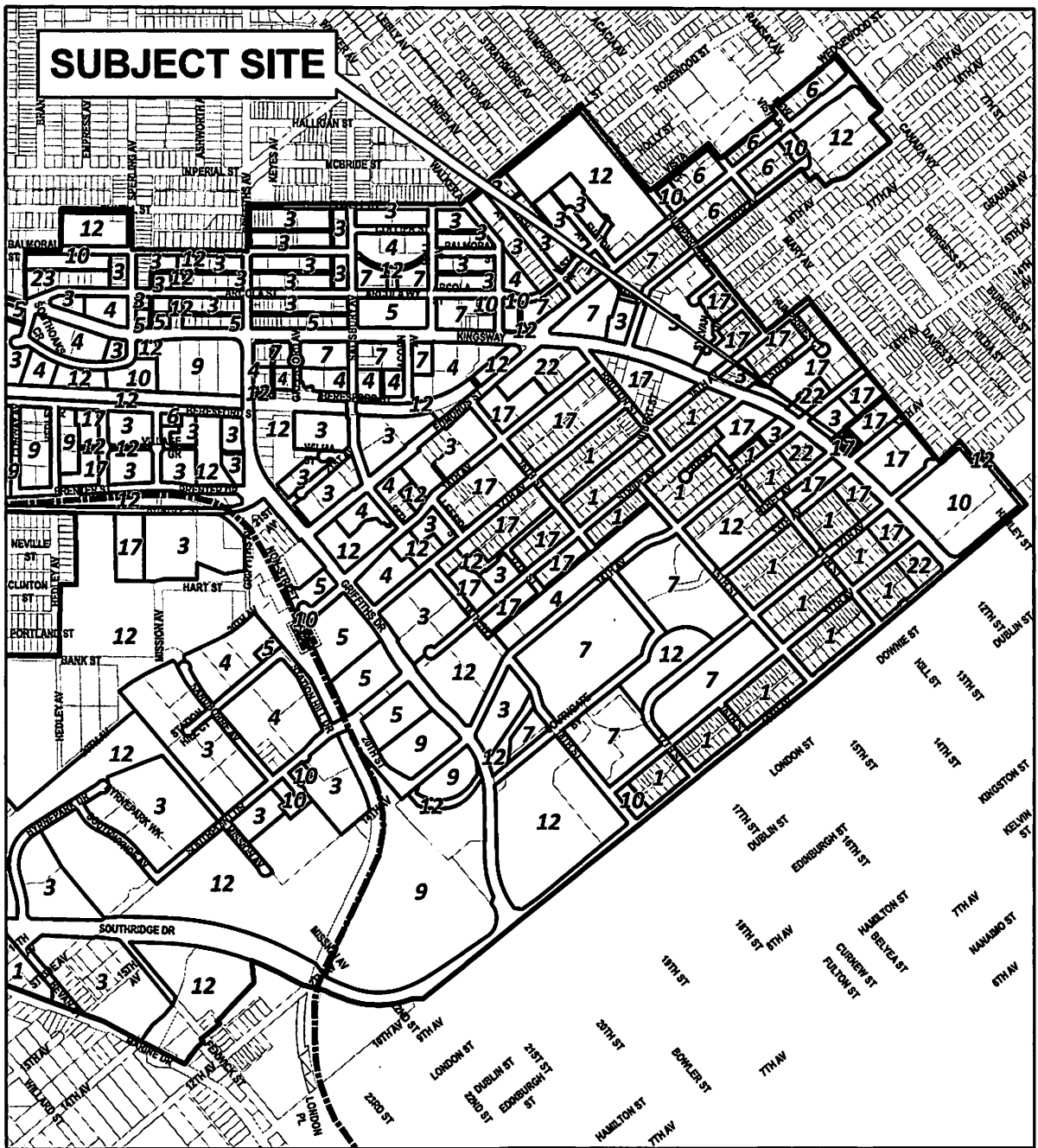
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Attachments

cc: City Solicitor
 City Clerk



 <p>City of Burnaby</p>	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: MAY 20 2022</p>	<p>REZONING REFERENCE #21-08 7670 KINGSWAY</p>
<p>scale: 1:1,500</p>	<p> Subject Site</p>
<p>Drawn By: JS</p>	



- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan



PLANNING AND DEVELOPMENT DEPARTMENT

Note: Composite Sketch Subject to Change

