



Item.....
Meeting..... 2022 February 28

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 February 23

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #20-36
Multiple-Family Development
Royal Oak Community Plan**

ADDRESS: 5044 and 5056 Imperial Street (see Sketch #1 *attached*)

LEGAL: Lot 4 Block 9 District Lot 98 Group 1 New Westminster District Plan 8184; and,
Lot 1 District Lot 98 Group 1 New Westminster District Plan 4299

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts and in accordance with the development plan entitled "5044 and 5056 Imperial Street, Burnaby, BC" prepared by Atelier Pacific Architecture Inc.)

APPLICANT: Atelier Pacific Architecture Inc.
#350 – 10851 Shellbridge Way
Richmond, BC V6X 2W9
Attn: Jessie Arora

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 March 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 March 07 and to a Public Hearing on 2022 March 29 at 5:00 p.m.
2. **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

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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 consolidation of the net project site into one legal parcel.
- e. The registration of a Housing Agreement and Housing Covenant.
- f. The submission of a detailed Sediment Control System.
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h. Compliance with the City's Groundwater Management for Multiple-Family Development guidelines.
- i. The dedication of any rights-of-way deemed requisite.
- j. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- k. The provision of facilities for cyclists in accordance with this report.
- l. The submission of a suitable Solid Waste and Recycling plan.
- m. The review of on-site residential loading facilities.
- n. The provision of a covered 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.
- o. 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.
- p. Compliance with Council-adopted sound criteria.
- q. Compliance with the guidelines for underground parking for visitors.
- r. The undergrounding of existing overhead wiring abutting the site.

- s. The submission of a Green Building Plan and Energy Benchmarking.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The deposit of the applicable Regional Transportation Development Cost Charge.
- x. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 68 unit multiple-family market and non-market rental development.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Royal Oak Community Plan (1997), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), “HOME: Housing and Homelessness Strategy” (2021), and Burnaby’s Housing Needs Report (2021).

3.0 BACKGROUND

- 3.1 The subject development site is located on the south side of Imperial Street, between Dunblane Avenue and Burlington Avenue and is designated in the Royal Oak Community Plan for medium density multiple-family use (see *attached* Sketches #1 and #2). The site is comprised of two vacant lots.
- 3.2 On 2021 February 08, Council received an initial rezoning report which proposed to rezone the site from the M4 Special Industrial District to the CD Comprehensive Development District, utilizing the RM3 and RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines. 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 is for a six-storey building with 68 units of rental housing. The maximum permitted and proposed density of the project, as outlined in Table 1 below, is 2.75 FAR, comprised of 1.1 FAR (RM3 District), 1.1 FAR (RM3r District), and 0.55 FAR (density offset). Vehicular access is provided from the lane.

	Permitted (m ²)	Proposed (m ²)	Proposed Units and Rental Rate
RM3 Density	1.10	1.10	27 - Market
GFA	1,554.63	1,569.97	
RM3 Density Offset	0.55	0.55	15 - Market
GFA	777.32	773.31	
RM3r Density	1.10	1.10	6 - 20% below CMHC Median Market 10 - CMHC Market Median 10 - Market
GFA	1,554.63	1,542.33	
TOTAL Density	2.75	2.75	6 - 20% below CMHC Median Market 10 - CMHC Market Median <u>52 - Market</u> 68 - Total Units
TOTAL GFA	3,886.58	3,886.01	

Table 1

- 4.2 This application is proposed to be processed in accordance with the City’s Rental Use Zoning Policy, utilizing Stream 2 – Inclusionary Rental. The applicant is proposing to utilize the full 2.75 FAR to provide a total of 68 rental dwelling units, of which six units will be provided at 20% below Canada Mortgage and Housing Corporation (CMHC) median market rates, 10 units at CMHC market median rates, and 52 units at market rates. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy. The developer is working with a non-profit housing partner and intends on making an application for a Housing Fund grant to offset some capital development costs.
- 4.3 The development is providing 16 adaptable units, which meets the 20% minimum requirement of the Council-adopted Adaptable Housing policy.
- 4.4 The consolidation of the net project site into one legal parcel is required.
- 4.5 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. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 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:

- Upgrading of the Imperial Street frontage with a new curb, 1.8 m front boulevard with street trees, 3.6 m multi-use path, and 0.5 m rear boulevard;
 - Contribution of 25% towards the cost of a Marlborough Avenue pedestrian signal; and,
 - Upgrading of storm, sanitary sewer, and water main services as required.
- 4.7 To support the off-site servicing requirements, a road dedication of approximately 2.7 m, subject to final civil drawings, is required along the Imperial Street frontage.
- 4.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant to ensure a Housing Agreement is completed prior to Occupancy Permit being issued and ensure the affordability measures of the non-market rental units;
 - Section 219 Covenant ensuring compliance with the approved acoustical study; and,
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- 4.9 As the site is influenced by noise from SkyTrain and Imperial Street, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.10 A tree survey will be required prior to Final Adoption identifying 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.
- 4.11 The provision of one car wash stall is required.
- 4.12 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan
- 4.13 The developer is responsible for undergrounding the overhead wiring abutting the site in the lane.
- 4.14 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.15 The submission of a suitable Solid Waste and Recycling Plan is required.

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- 4.16 The submission of a detailed Residential Loading Management Plan is required.
- 4.17 The submission of a Green Building Plan and energy benchmarking is required.
- 4.18 Development Cost Charges applicable to this rezoning include:
 - Parkland Acquisition Charge;
 - GVS&DD Sewerage Charge;
 - School Site Acquisition Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT STATISTICS

5.1	<u>Site Area</u>	-	1,413.3 m ² (15,213 sq. ft.)	
5.2	<u>Site Coverage</u>	-	48%	
5.3	<u>Density</u>	-	2.75 FAR	
	RM3 District	-	1.1 FAR	
	RM3r District	-	1.1 FAR	
	RM3r District Offset Density	-	0.55 FAR	
5.4	<u>Gross Floor Area (GFA)</u>	-	3,886.01 m ² (41,829 sq. ft.)	
5.5	<u>Height</u>	-	6 Storeys	
5.6	<u>Residential Unit Mix</u>			
	23 - Studio units	-	32.42 – 52.4 m ² (348.95 – 564.05 sq. ft.)	
	5 - Adaptable studio units	-	34.66 m ² (373.04 sq. ft.)	
	16 - 1 bedroom units	-	50.02 – 55.45 m ² (538.21 – 596.84 sq. ft.)	
	6 - Adaptable 1 bedroom units	-	51.86 m ² (558.23 sq. ft.)	
	6 - 2 bedroom units	-	66.64 – 70.99 m ² (717.32 – 764.15 sq. ft.)	
	5 - Adaptable 2 bedroom units	-	67.84 m ² (730.19 sq. ft.)	
	5 – 2 bedroom plus den units	-	70.43 m ² (758.07 sq. ft.)	
	2 - 3 bedroom units	-	82.93 m ² (892.61 sq. ft.)	
	68 Total units			
5.7	<u>Vehicle Parking</u>		<u>Required</u>	<u>Provided</u>
	Rental Residential	-	41	41

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5.8	<u>Bicycle Parking</u>		<u>Required</u>	<u>Provided</u>
	Secured Residential Lockers	-	136	136
	Residential Visitor Racks	-	14	14
5.9	<u>Loading</u>			
	Total Required and Provided	-	1 bay	
5.10	<u>Communal Facilities</u>			

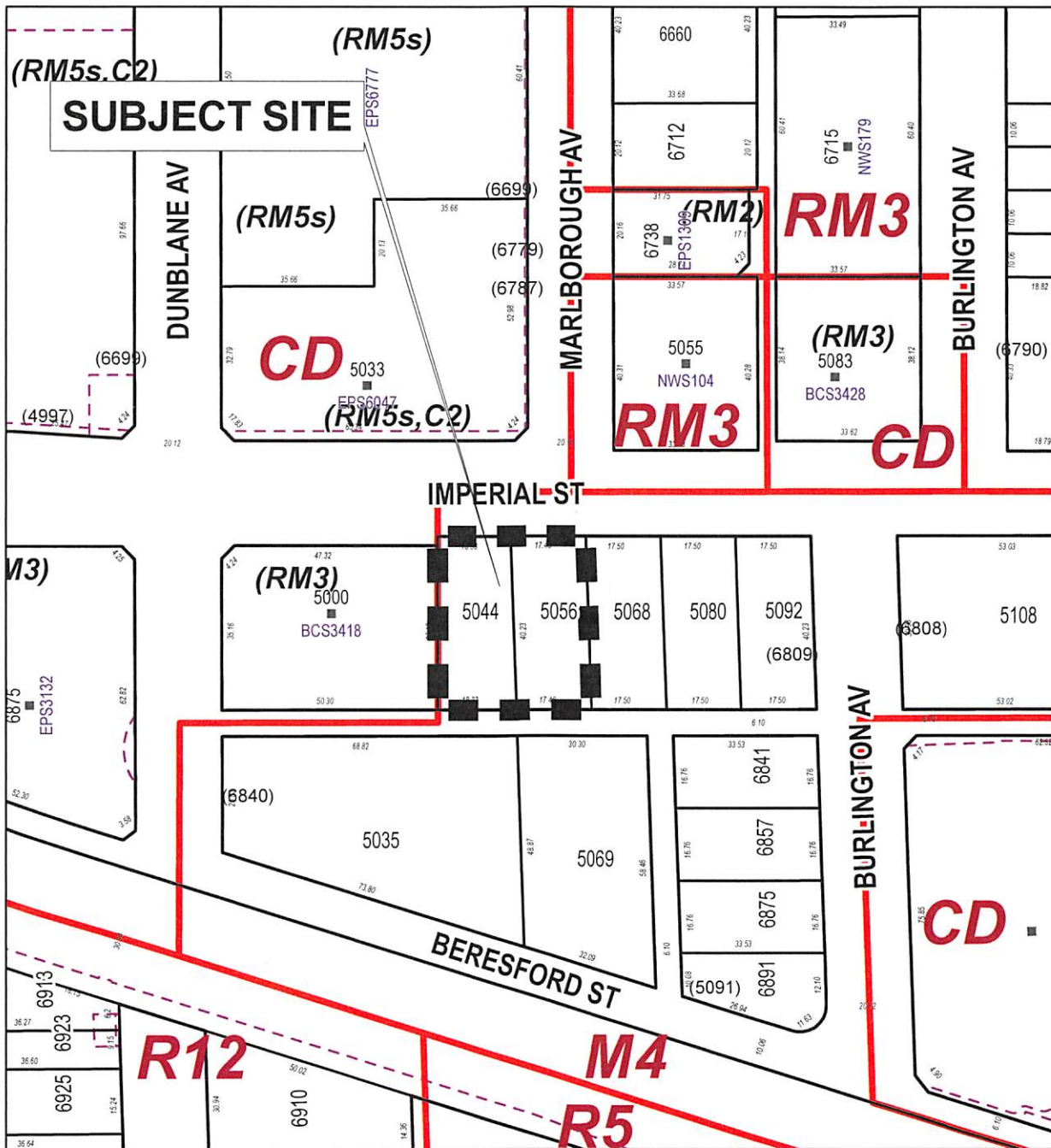
A common amenity room for residents is located on the main floor of the development. The proposed indoor amenity measures approximately 50.26 m² (540.6 sq. ft.), which is less than the 5% (194.3 m² [2,091.43 sq. ft.]) permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw.





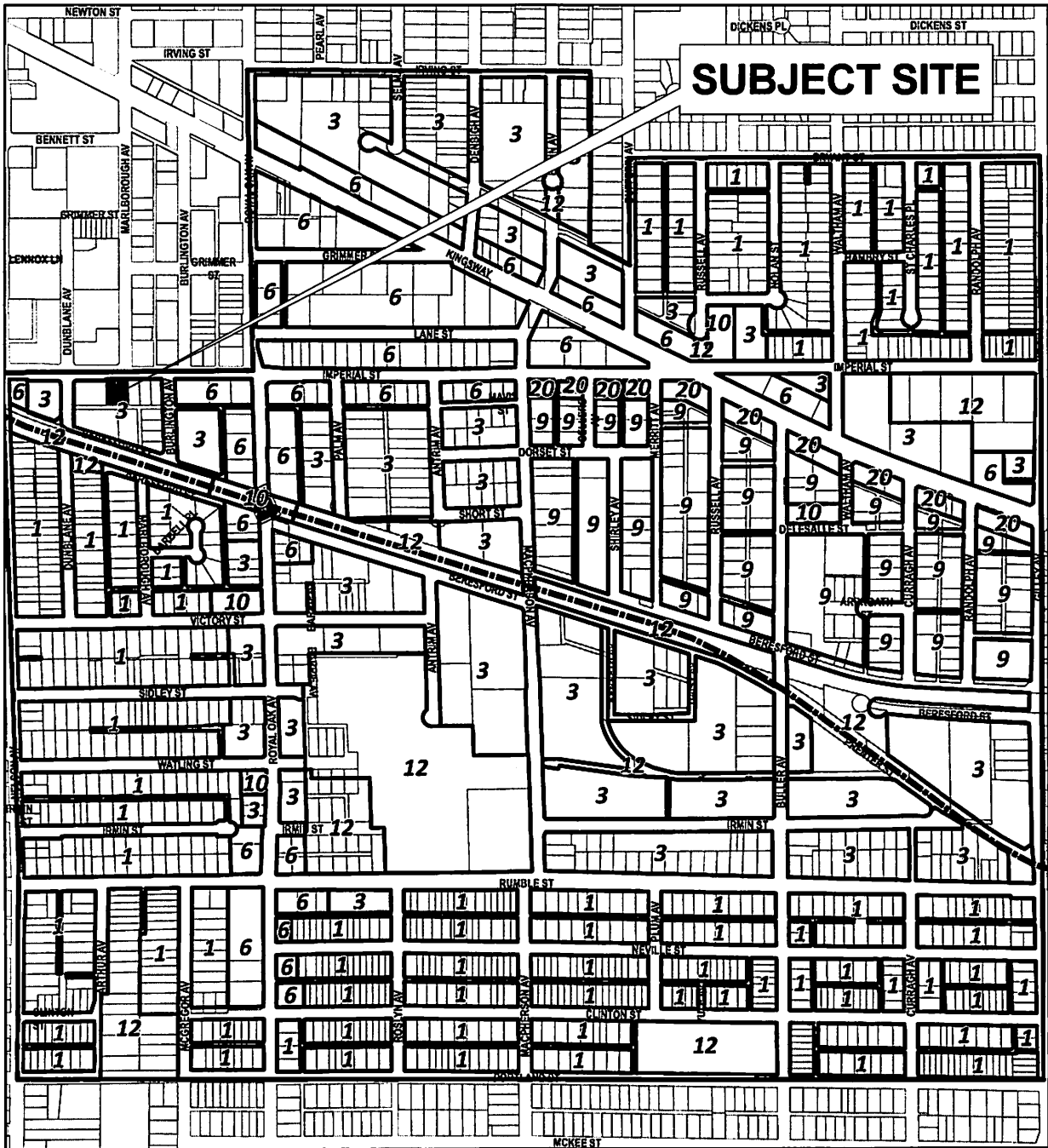
E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

LS:spf
Attachments

cc: City Solicitor
City Clerk



 <p>City of Burnaby</p>	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: JAN 21 2022</p>	<p>REZONING REFERENCE #20-36 5044 AND 5056 IMPERIAL STREET</p> <p> Subject Site</p>
<p>scale: 1:1,500</p>	
<p>Drawn By: RW</p>	



Royal Oak Community Plan



PLANNING AND DEVELOPMENT DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

