

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 August 24

FROM: GENERAL MANAGER **FILE:** 49500 20
PLANNING AND DEVELOPMENT *Reference: REZ#20-03*

**SUBJECT: REZONING REFERENCE #20-03 BYLAW ABANDONMENT
PTN. 7679-18TH STREET, AND 7701-18TH STREET
SOUTHGATE NEIGHBOURHOOD
EDMONDS TOWN CENTRE PLAN**

LEGAL: Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380

PURPOSE: To abandon the Bylaw and cancel the application for Rezoning Reference #20-03.

RECOMMENDATION:

1. **THAT** Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, Bylaw No. 14243 be abandoned, and Rezoning Reference #20-03 be cancelled.

REPORT**1.0 POLICY CONTEXT**

Abandoning Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, Bylaw No. 14243 and cancelling Rezoning Reference #20-03 is supported by a number of City policies including: the *Mayor's Task Force on Community Housing Final Report (2019)*, *Burnaby Housing Needs Report (2021)*, *HOME: Housing and Homelessness Strategy (2021)*, *Official Community Plan (1997)*, *Burnaby Economic Development Strategy (2007)*, *Burnaby Social Sustainability Strategy (2011)*, and *Corporate Strategic Plan (2022)*.

2.0 BACKGROUND

Rezoning Reference #20-03, to construct a 41-storey market residential tower over a six-storey podium and a 37-storey non-market residential tower over a six-storey podium, received Second Reading on 2020 December 07.

The subject development site is comprised of two City-owned lots within Sub-Area 2 of the Edmonds Town Centre Plan area: a Portion of 7679 Eighteenth Street and 7701 Eighteenth Street (see *attached Sketch #1*), which are currently zoned CD Comprehensive Development District (based on the RM5, RM1 Multiple Family Residential Districts, and C2 Community Commercial District).

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Re: Potential Sale/Lease of City Property
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The applicant elected to include a significant number of non-market units on the subject site, with the understanding that a Master Plan amendment rezoning application would be advanced at a future date in order to implement the Council adopted Rental Use Zoning Policy (RUZP) on the Southgate Master Plan lands. This subject application proposed a total of 926 units, of which 421 would be market residential and 505 would be non-market rental. It should be noted that the 505 non-market rental units were intended to satisfy both the full 20% inclusionary non-market housing requirement from the 421 on-site market residential units and a portion of the future 20% inclusionary housing obligation from the remaining Southgate site in accordance with the RUZP. To date, the Master Plan amendment to include the RUZP has not yet been finalized.

3.0 GENERAL COMMENTS

At this time, the subject proposal is no longer feasible. As such, staff are bringing forward the abandonment of Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, Bylaw No. 14243, and the cancellation of Rezoning Reference #20-03. In addition, it should be noted that at a future date, a report will be advanced that provides considerations for the future sale/lease of the subject City owned properties for housing purposes.

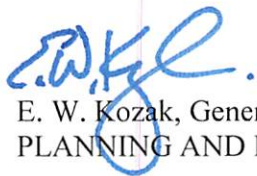
As a result of the foregoing, the required inclusionary housing will be pursued with development of the remaining Southgate Lands, following an amendment to the Master Plan to accommodate the additional rental housing and corresponding offset density.

4.0 NEXT STEPS

With Council approval of the abandonment of the noted rezoning amendment bylaw, a future report that includes tender considerations for the sale/lease of the subject City owned properties will be advanced for Council’s consideration. As a future housing site, staff will explore all options, including built form, affordability and forms of tenure, and will provide a more specific development programme and partner approach for Council’s consideration in the noted future report.

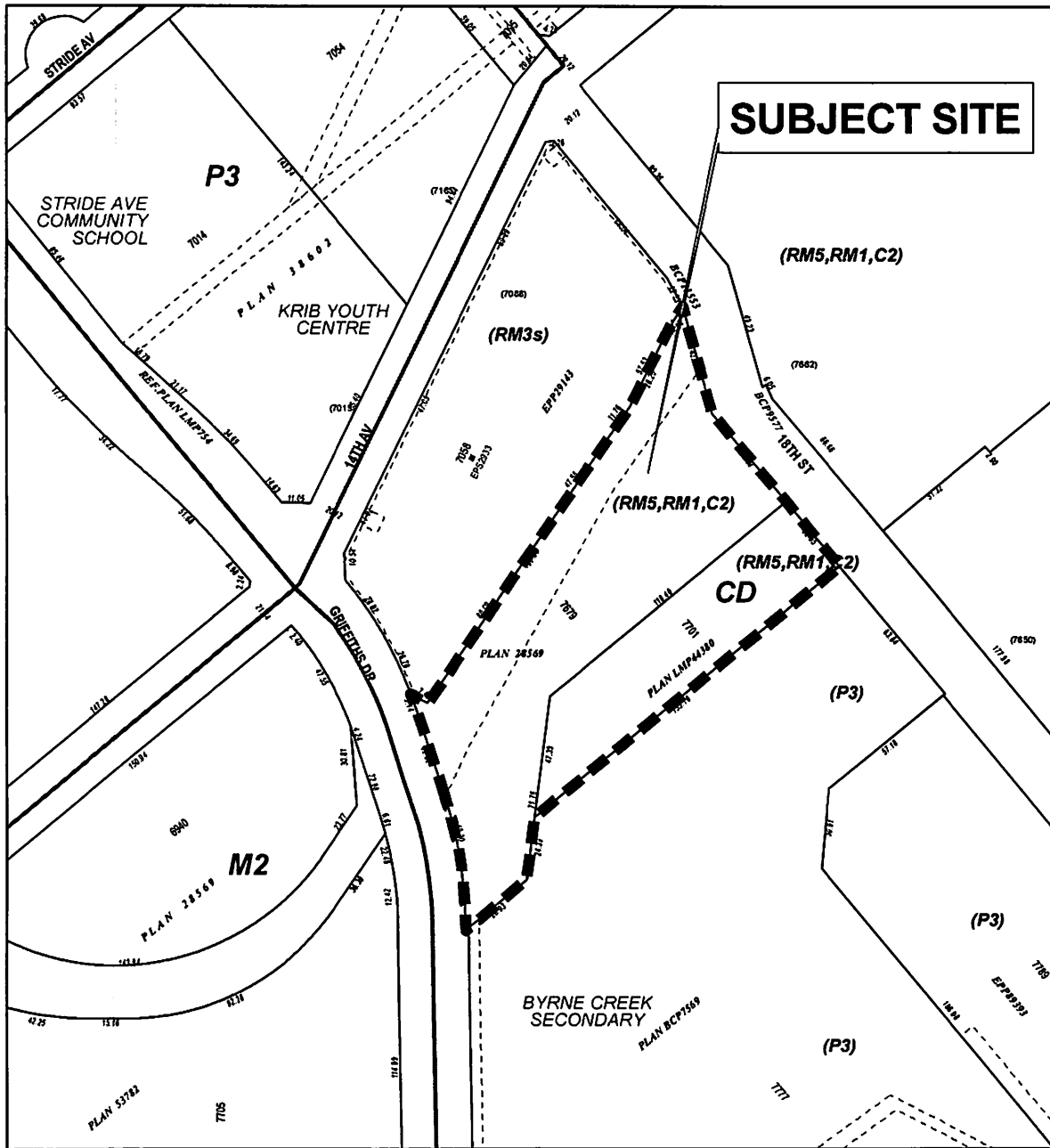
5.0 CONCLUSION




As Rezoning Reference #20-03 is no longer feasible, this report seeks abandonment of Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, Bylaw No. 14243, and the cancellation of Rezoning Reference #20-03, and notes staff’s intent to advance a future report that includes considerations for the sale/lease of the City owned properties for future housing purposes.


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

JBS/KL:tn
Attachment

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| cc: | Acting Chief Financial Officer | General Manager Corporate Services |
| | General Manager Community Services | Acting General Manager Engineering |
| | City Solicitor | City Clerk |



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>Date: OCT 16 2020</p>	<p>REZONING REFERENCE #20-03 PORTION OF 7679 AND 7701 18TH STREET</p>  Subject Site
<p>scale: 1:2,500</p>	
<p>Drawn By: RW</p>	