

**TO:** MAYOR & COUNCIL

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REVISED REZ #20-17 – A PORTION OF 6229 MARINE DRIVE – NON-MARKET HOUSING DEVELOPMENT – EDMONDS TOWN CENTRE PLAN**

**PURPOSE:** To provide a project funding update and to seek Council authorization to forward REZ #20-17 to a future Public Hearing while requesting the previous in-stream bylaw be repealed and the new proposed bylaw advanced to second reading and future public hearing.

## REFERENCES

**Address:** A portion of 6229 Marine Drive

**Legal:** Portion of Lot A, DLs 155A and 171, Group 1 NWD Plan EPP122272

**Applicant:** Mania Hormozi  
CLT 0012 Community Society  
220-1651 Commercial Drive, Vancouver, BC, V5L 3Y3

**Current Zoning:** CD Comprehensive Development District (based on the RM3r Multiple Family Residential District, and in accordance with the development guidelines prepared by the City under Rezoning Reference #19-59)

**Proposed Zoning:** Amended CD Comprehensive Development District (based on the RM2 Multiple Family Residential District and RM2r Multiple Family Residential District, the Edmonds Town Centre Plan as guidelines, and in accordance with the revised development guidelines provided in Appendix A of the Rezoning Bylaw)

## RECOMMENDATIONS

**THAT** Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 2020 (Bylaw No. 14250), referenced as the current in-stream Rezoning Bylaw for REZ #20-17, be repealed and abandoned contingent upon the granting by Council of Second Reading of the new Rezoning Bylaw for REZ #20-17;

**THAT** Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2023 (Bylaw No. 14613), which received first reading on November 6, 2023, for REZ #20-17, be amended in accordance with Section 3.0 and Attachment 2 of the report entitled “Revised REZ #20-17 – Portion of 6229 Marine Drive – Non-Market Housing Development – Edmonds Town Centre Plan” dated November 20, 2023, and be advanced to Second Reading and to a future Public Hearing;

**THAT** the granting and execution of any necessary Statutory Rights of Way over the subject site be authorized in favour of third-party utility providers to install any infrastructure required to service the site;

**THAT** a copy of this report be sent to BC Housing, and;

**THAT** the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The completion of a Subdivision Plan.
- c) The granting of any necessary Section 219 Covenants and Statutory Rights of Way.

## **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS**

I concur with the recommendation of the General Manager Planning and Development.

## **EXECUTIVE SUMMARY**

The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject site to facilitate development of non-market housing.

### **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),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021), and,
- Edmonds Town Centre Plan (1994).

### **2.0 BACKGROUND**

- 2.1 The subject site measures approximately 0.81 hectares (1.99 acres) and is located within Sub-Area 3 of the Edmonds Town Centre Plan, at the southeast corner of Southridge Drive and Byrnespark Drive (see **Attachment 1** – REZ #20-17: Sketch #1 and Sketch #2). The subject site, together with a larger site to the southwest measuring approximately 4.24 hectares (10.48 acres), forms a large

development site commonly referred to as the “Bevan Lands”. The overall Bevan Lands site is designated for medium density multiple family development and is considered a key site for plan implementation within the Edmonds Town Centre.

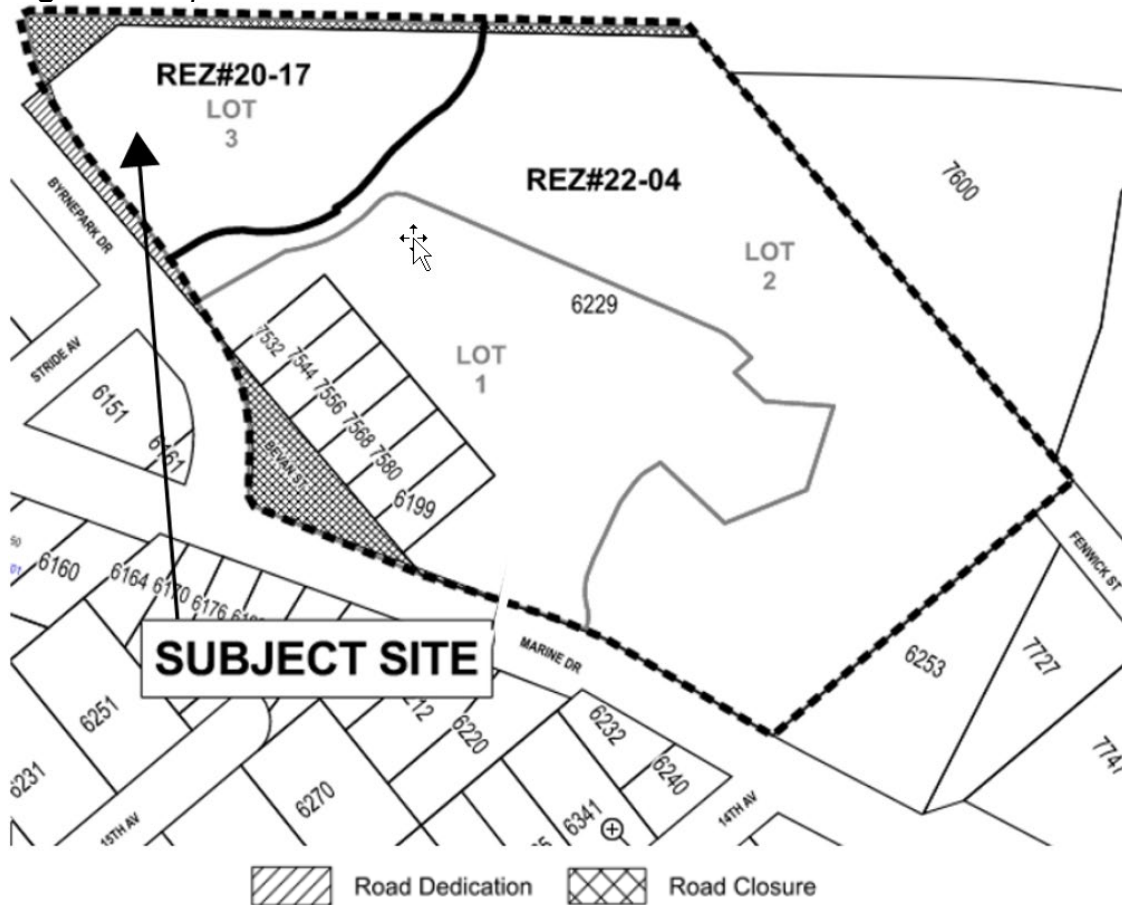
To the west of the overall Bevan Lands site are City-owned and privately held properties designated for single-family development or a future area rezoning. To the east is Fourteenth Avenue Ravine Park. To the north, across Southridge Drive, is a recently developed townhouse and low-rise project (REZ#18-09). To the south, across Marine Drive, are single-family dwellings in the Big Bend Development Plan area, with agricultural properties beyond.

On November 18, 2019, Council advanced a program to bring forward a number of City-owned sites, including the subject site (REZ# 19-59), for non-market housing development, in partnership with other orders of government. REZ# 19-59 established development guidelines for the site and received Final Adoption on November 09, 2020.

- 2.2 On November 23, 2020, a Public Hearing report for the subject site (REZ# 20-17) was submitted outlining a more detailed form of development for the two non-market co-operative buildings with up to 118 units to be operated by the Community Land Trust (CLT). The application received Second Reading on December 17, 2020. However, on February 28, 2022 a report was advanced to Council to note that CLT was not successful, at that time, in obtaining *BC Housing’s Community Housing Fund* to develop the subject site.
- 2.3 On June 19, 2023, BC Housing announced that it would be providing funding to six non-market housing projects on City-owned land from the *Building BC: Community Housing Fund* (CHF). One of these projects is the subject site. The funding would allow for a cooperative housing project with up to 118 housing units provided at different levels of affordability as per the CHF funding program which includes 20% at the shelter rate, 50% at RGI (Rent Gear to Income) rates, and 30% at LEM (Low End Market) rates.
- 2.4 On October 30, 2023, Council considered a report seeking authorization to forward REZ #20-17 to a future Public Hearing with a more precise site area and new CD development guidelines. At this meeting, Council referred the report back to staff to explore opportunities for the City to work with BC Housing to achieve additional density and non-market housing units on the subject site. As such, this revised report provides updated CD Guidelines with changes to the allowable height, density, and parking rates to facilitate the potential for additional units on the subject site, beyond the 118 units that are already funded. In coordination with BC Housing and CLT, City staff are currently exploring the option of adding additional units to the proposed development. The finalized density for the project, as well as any request for a City housing grant to fund additional units, will be the subject of a future Council report.

- 2.5 Many of the properties forming part of the Bevan Lands have been consolidated (SUB #20-41) to create one larger lot located at 6229 Marine Drive. As shown on **Figure 1**, the subject development site for this REZ #20-17 rezoning application includes a portion of 6229 Marine Drive. The second development site is the remaining portion of the Bevan Lands being advanced separately under REZ #22-04, which achieved Second Reading on September 11, 2023.

**Figure 1** Proposed Bevan Lands Subdivision and Road Closures/Dedications



- 2.6 To pursue this new rezoning proposal, the current in-stream Rezoning Bylaw for REZ# 20-17, being *Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 2020* (Bylaw No. 14250), will be abandoned contingent upon the granting by Council of Second Reading of the subject new Rezoning Bylaw for REZ #20-17. It is expected that the Planning Department will continue to work with the applicant in the preparation of a suitable plan of development prior to Final Reading of the new Rezoning Bylaw for REZ #20-17.
- 2.7 Development guidelines suitable for presentation to a Public Hearing have now been prepared.

### 3.0 GENERAL INFORMATION

Under the approved development guidelines (REZ# 19-59), the site is designated for low density multiple-family development utilizing the RM3r District and up to 1.00 FAR. The RM2 and RM2r Districts are proposed to replace the RM3r District in order to allow for additional density. The proposed development guidelines (see **Attachment 2** – REZ #20-17: Appendix A) indicate Comprehensive Development District zoning, utilizing the RM2 and RM2r Districts as guidelines with a maximum height of **six**-storeys and a maximum FAR of **1.90** for non-market multiple-family housing. A maximum of **1.90** FAR provides the flexibility to increase the number of residential units, increase unit sizes or meet any future project requirements.

It is noted that the subject site has density bonus potential (0.10 FAR). Uptake of this density is uncertain given topographical conditions and site constraints. However, in the event that the density bonus is needed for the project, it is recommended that Council approve a contribution of up 0.10 FAR of density bonus floor area for non-market housing purposes.

A suitable plan of development will be prepared prior to Final Reading of the subject rezoning. A Preliminary Plan Approval (PPA) for the development will be issued after Final Reading.

Zoning District	Maximum Permitted Density
RM2r	0.90 FAR
RM2	0.90 FAR
Density Bonus	0.10 FAR
Max FAR	1.90 FAR

Table 1: Zoning district and maximum **permitted** FAR available

- 3.1 All necessary City servicing works and third party utility designs for the site will be provided by the City through the Engineering Department.
- 3.2 Statutory rights-of-way in favour of one or more third-party utility providers are anticipated to be required in order for those utility providers to install infrastructure required to service the development.
- 3.3 The registration of a no build Section 219 Covenant is required to ensure a number of items are satisfied prior to construction commencing on the site. The items include, but are not limited to:
  - A site specific plan of development in line with the established development guidelines;
  - Registration of a lease agreement;
  - Stormwater and groundwater management plan;

- Sediment control plan;
  - Solid waste and recycling plan;
  - Green building strategy;
  - Acoustic report;
  - All necessary legal agreements, including statutory rights-of-way, easements, covenants, and lease agreements; and,
  - Payment of all applicable development cost charges.
- 3.4 With the registration of a no build Section 219 Covenant, the Ground Lease Agreement would be finalized prior to Building Permit issuance. Detailed terms and conditions of the lease including the use and tenure of the residential density will be provided to Council in a future report.
- 3.5 On July 24, 2023, Council approved the recommendation to introduce a highway closure bylaw under Rezoning Reference #22-04 for the following three road closures:
1. The development site for REZ #22-04 includes the closure of the triangular portion of the road, located in between Bevan Street, Byrnespark Drive and Marine Drive, and measuring approximately 1,355.40 m<sup>2</sup> (14,374 sq.ft.).
  2. The development site for REZ #22-04 includes a road closure along Southridge Drive, measuring approximately 306.70 m<sup>2</sup> (3,301 sq.ft.).
  3. The subject development site for REZ #20-17 includes road closures along Southridge Drive and a triangular portion of road at the southeast corner of Byrnespark Drive and Southridge Drive, measuring approximately 758.80 m<sup>2</sup> (8,168 sq.ft.).

At the time of advancing Rez #22-04, there was no specific timeline for the subject rezoning application and therefore all highway closures were to be advanced concurrently. However, since that time it has been determined that in order to create a consolidated site to meet expedited timelines for BC Housing funding, the highway closures need to occur independently. As such, for the purposes of advancing the subject application, items #2 and #3 above are being advanced independently of item #1. The highway closure bylaw for these portions was brought forward at the October 16, 2023 Council meeting and received Final Adoption on November 6, 2023. The remaining highway closure areas for the development site associated with REZ# 22-04 (item #1) will be brought forward at a future date.

#### **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30

m (100 ft.) radius of the property. A 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**

The proposed subject project was allocated a City contribution of \$8,025,380 towards undertaking the offsite servicing of the entire Bevan Lands. Additional funding may be requested of Council to cover increased servicing costs as a result of inflation.

Respectfully submitted,

L. Garnett, for E. W. Kozak, General Manager Planning and Development

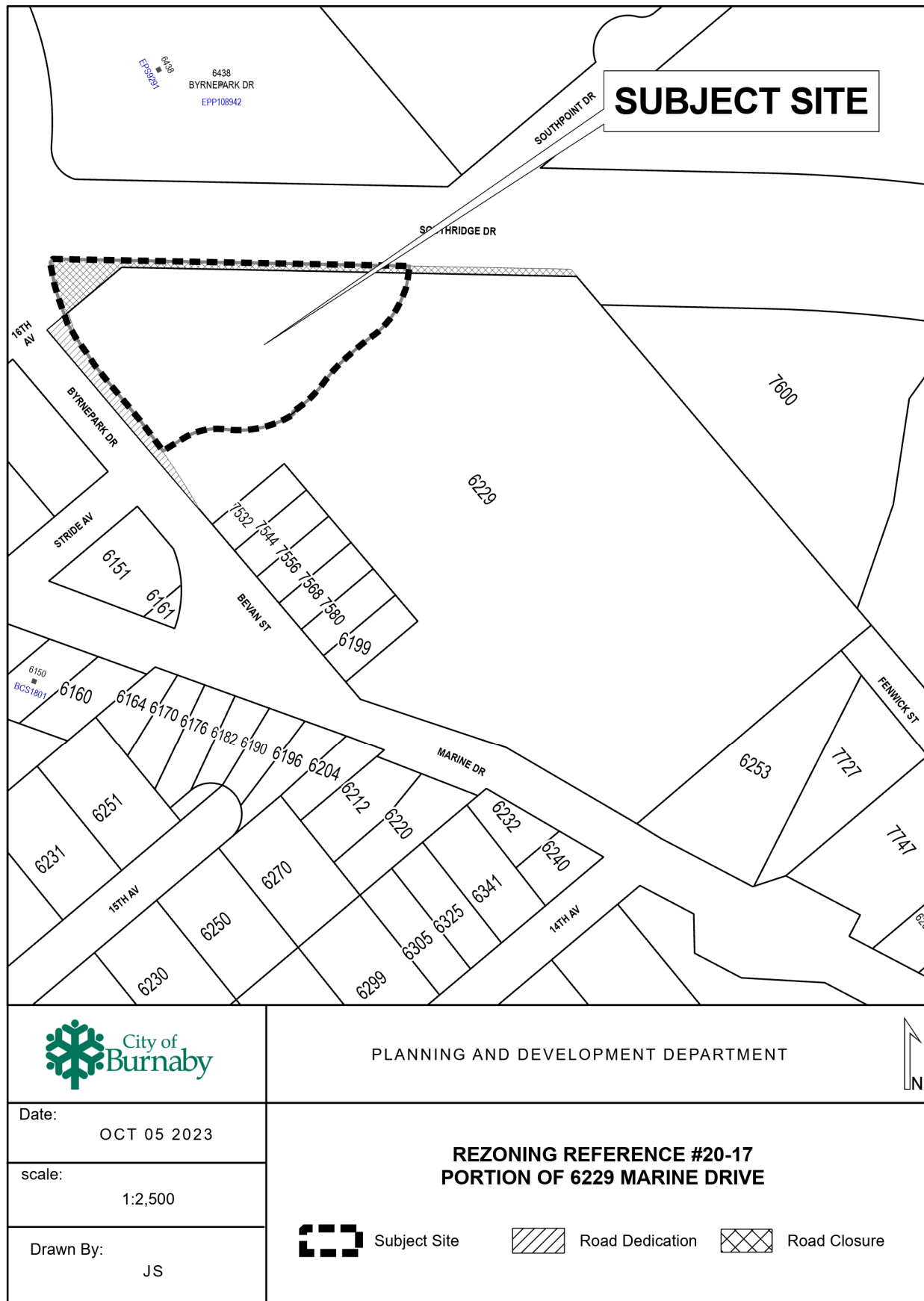
## **ATTACHMENTS**

Attachment 1 – Sketch #1 and Sketch #2

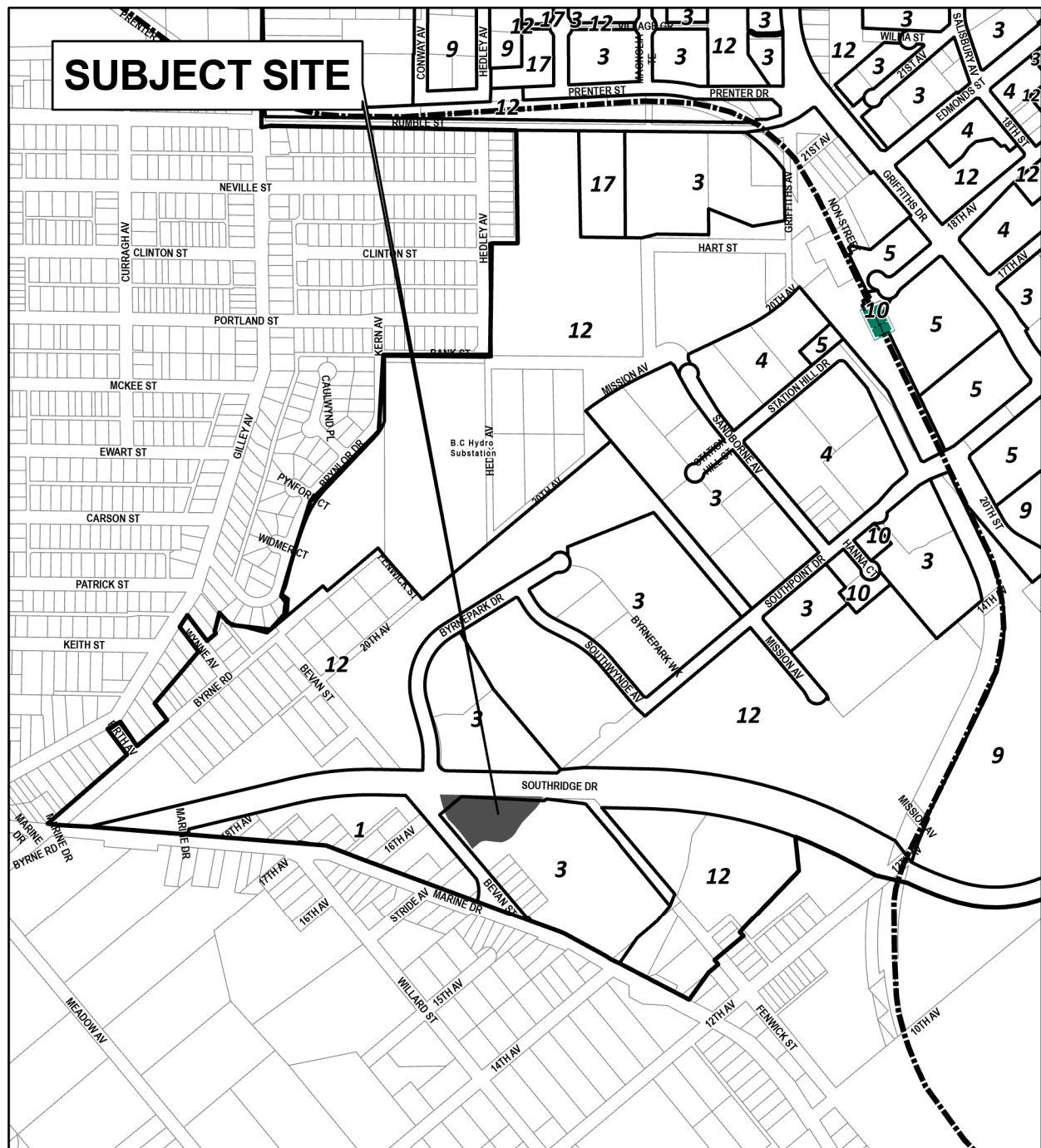
Attachment 2 – Appendix A

## **REPORT CONTRIBUTORS**

This report was prepared by Kyra Lubell, Development Planner, and reviewed by Jesse Dill, Director Development, and Johannes Schumann, Director Neighbourhood Planning and Urban Design.







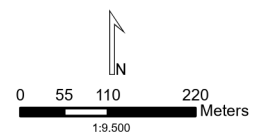
- |   |  |
|---|--|
| <b>1</b> Single and Two Family Residential          | <b>10</b> Institutional  |
| <b>3</b> Medium Density Multiple Family Residential | <b>12</b> Park and Public Use/Public School                                      |
| <b>4</b> High Density Multiple Family Residential   | <b>17</b> Low or Medium Density Multiple Family Residential<br>(Ground Oriented) |
| <b>5</b> Commercial                                 | <b>22</b> Low/Medium Density Mixed Use   |
| <b>6</b> Medium Density Mixed Use                   | <b>23</b> Institutional and Medium Density Residential                           |
| <b>7</b> High Density Mixed Use                     |  |
| <b>9</b> Industrial                                 |  |

## Edmonds Town Centre Plan



PLANNING AND DEVELOPMENT DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on October 05 2023

**Sketch #2**

## APPENDIX A

### Development Guidelines - Portion of 6229 Marine Drive

**Permitted Use:** Non-Market Multiple-Family Dwelling

**Maximum Building Height:** 6 Storeys

**Site Area:** 8,070 m<sup>2</sup> (86,865 sq.ft.) subject to legal survey

#### Zoning and Maximum Density:

Zoning District	Maximum Permitted Density
RM2r	0.90 FAR
RM2	0.90 FAR
Density Bonus	0.10 FAR
Max FAR	1.90 FAR

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The proposed development is subject to all regulations of the RM2 Multiple Family Residential District, RM2r Multiple Family Residential District, and Burnaby Zoning Bylaw, with exceptions to the following sections:

202.3 **Height of Buildings:** 6 storeys maximum

202.10 **Car Wash Stall:** 0 required

800.3.1 **Accessible Parking Spaces:** 12 accessible spaces minimum\*  
*\*The number of accessible parking spaces set out above may be varied to comply with BC Building Code minimum requirements. The number of accessible parking stalls set out above may be varied, provided they comply with the Burnaby Zoning Bylaw, as amended from time to time, or the 12 total accessible spaces noted above.*

800.4 (2.1) **Off-Street Parking:** 0.30 spaces/unit minimum\* (inclusive of visitor and accessible parking spaces)  
*\*The number of vehicle parking spaces set out above may be varied, provided they comply with the Burnaby Zoning Bylaw, as amended from time to time, whichever is less.*

800.8 **Provision of Electric Vehicle Charging Infrastructure:** 1 space minimum to have energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle; remaining spaces to have the necessary conduits required to install electric vehicle charging in the future.