

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #23-01 – 8304 11TH AVENUE – NON-MARKET HOUSING DEVELOPMENT – NEWCOMBE COMMUNITY PLAN**
PURPOSE: To provide a project funding update and to seek Council authorization to forward this application to a future Public Hearing.

REFERENCES

Address: 8304 11th Avenue
Legal: Lot 58 District Lot 25 Group 1 New Westminster District Plan 27253
Applicant: City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M2
Current: R3 Residential District
Proposed: CD Comprehensive Development District (based on the RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines, and in accordance with the development guidelines provided in Appendix A)

RECOMMENDATIONS

THAT a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing at a future date of Council;

THAT Council authorize the granting and execution of Statutory Rights of Way over 8304 11th Avenue for a 3.0 m by 3.0 m corner truncation, and in favour of BC Hydro to install any required infrastructure;

THAT a copy of this report be sent to the project partners including CMHC, BC Housing and Progressive Housing Society.

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

- a) The submission of a suitable plan of development; and,
- b) The granting of any necessary Section 219 Covenants.

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 rental 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,
- Newcombe Community Plan (1969)

2.0 BACKGROUND

- 2.1 The subject City-owned site is located in the Newcombe Community Plan area, at the southeast corner of Newcombe Street and 11th Avenue (see Attachment 1), and is designated in the Newcombe Community Plan for low density multiple-family development. To the north across 11th Avenue is a new four-storey non-market housing development, for the Elizabeth Fry Society of Greater Vancouver, on City land. That development was approved under Rezoning Reference #21-03 and a Building Permit has been issued. To the west across Newcombe Street are townhouse developments, and immediately to the east is an older low-rise apartment building which includes a child care facility. To the south across the lane is a pedestrian path to 10th Avenue and a vacant City-owned lot designated for low density multiple family development. The subject site is currently vacant.
- 2.2 On November 10, 2022, the Government of Canada announced the third round of Rapid Housing Initiative (RHI) funding to create up to 4,500 affordable housing units for residents in severe housing need. Under the RHI Round 3 – Cities Stream, the City of Burnaby was allocated \$10.5 million to deliver a minimum of 21 affordable rental units, subject to CMHC’s approval of the City’s submission of a compliant project proposal by March 15, 2023.
- 2.3 In March 2023, BC Housing expressed interest in collaborating on this project to fund an additional 17 units on this site to maximize density. In March 2023, staff submitted a proposal to CMHC to construct up to 38 units of non-market housing, a mix of studio, one-, two-, and three-bedroom units for families, people with

disabilities, seniors and women with children at risk of homelessness. In May 2023, CMHC approved funding for the proposed project.

2.4 Development guidelines suitable for presentation to a Public Hearing have now been prepared.

3.0 GENERAL INFORMATION

3.1 Under the Newcombe Community Plan, the site is designated for low density multiple-family development. The proposed development guidelines (see Attachment 2) indicate Comprehensive Development District zoning, utilizing the RM2 and RM2r Districts as guidelines, and a maximum height of five-storeys, for non-market rental multiple-family housing. The specific plan of development will be approved through future Preliminary Plan Approval and Building Permit applications, and the maximum potential density may be up to 1.4 FAR, as outlined in Table 1 below.

Table 1

Zoning District	Maximum Potential Density
RM2	0.7 FAR
RM2r	0.7 FAR
TOTAL	1.4 FAR

3.2 All necessary City service and third party utility design for the site will be provided by the City through its Engineering Department consultant team.

3.3 To support the off-site servicing requirements, a 3.0 m by 3.0 m statutory right-of-way is required where 11th Avenue intersects Newcombe Street. In addition, a statutory right-of-way on the subject site in favour of BC Hydro will be required in order to install any required infrastructure as part of the development.

3.4 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;
- Council consideration and approval of the value of the lease;
- stormwater and groundwater management plan;
- sediment control plan;
- solid waste and recycling plan;
- tree survey and arborist report;
- green building strategy;

- all necessary legal agreements, including statutory rights-of-way, easements, covenants, and lease agreements; and,
- payment of all applicable development cost charges.

3.5 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 will be provided to Council in a future report.

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 project on 8304 11th Avenue will be funded by different orders of government. The City’s contribution includes land, a grant in the amount of \$1,557,697 to help off-set the development costs, and funding in the amount of \$450,000 to finance City works and to prepare the site for development. The financial contributions would come from the Community Benefit Bonus Affordable Housing Reserve.

Respectfully submitted,

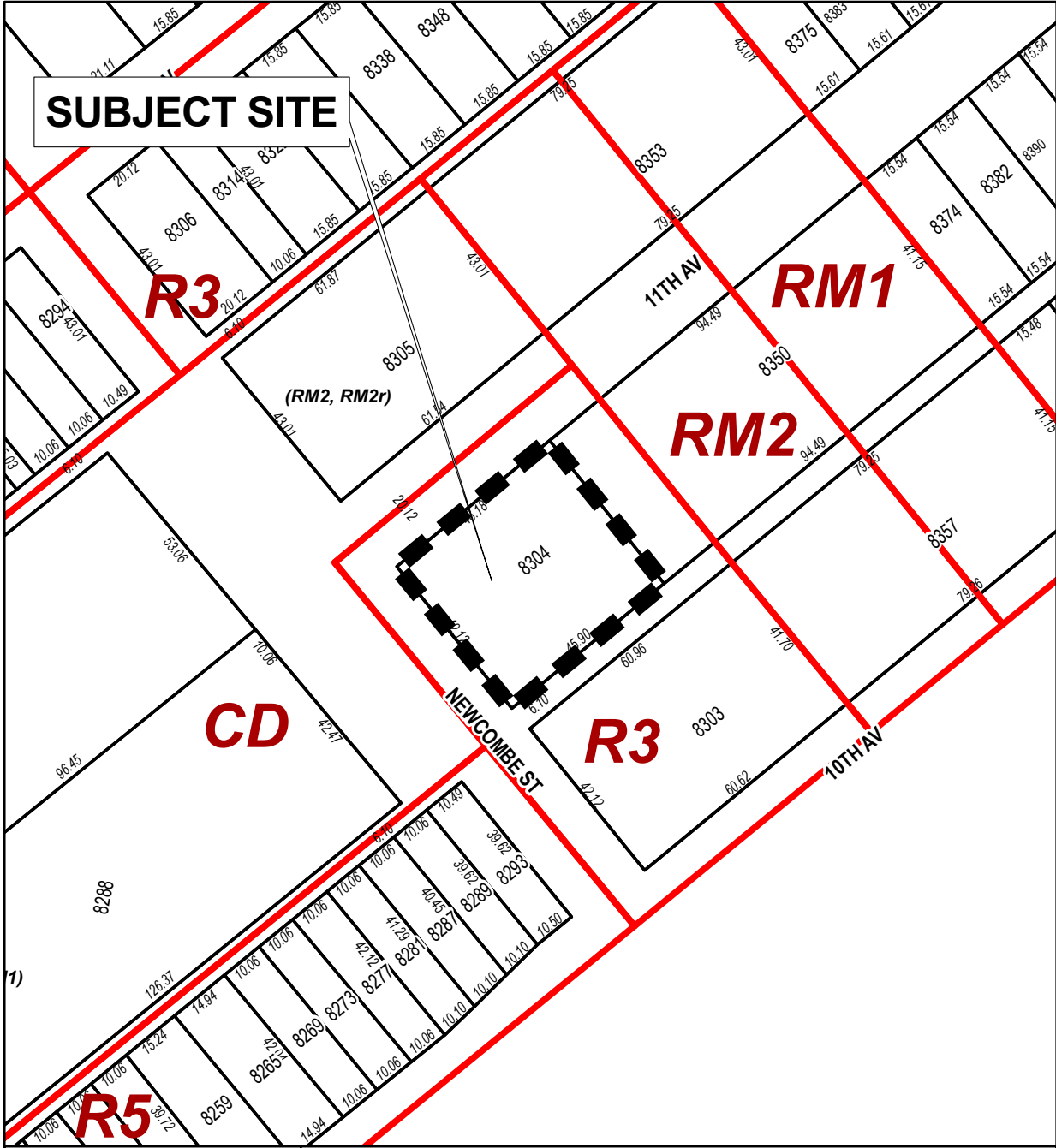
E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch #1
- Attachment 2 – Appendix A

REPORT CONTRIBUTORS

This report was prepared by Lisa Scott, Development Planner, and reviewed by Jesse Dill, Senior Development and Urban Design Planner, and Johannes Schumann, Director Development and Urban Design, and Lee-Ann Garnett, Deputy General Manager Planning and Development.



PLANNING AND DEVELOPMENT DEPARTMENT



Date: MAY 08 2023

scale: 1:1,500

Drawn By: RW

REZONING REFERENCE #23-01
8304 11TH AVENUE

 Subject Site

ATTACHMENT 2 - APPENDIX A

Development Guidelines - 8304 11th Avenue – Rezoning Reference #23-01

Permitted Use: Non-Market Rental Multiple-Family Dwellings

Zoning and Maximum Density:	RM2	0.7 FAR
	<u>RM2r</u>	<u>0.7 FAR</u>
	Total	1.4 FAR

Maximum Building Height: 5 Storeys

Maximum Unit Count: 38

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 (5 storeys maximum)
- 202.7 Side Yard (3 m – 9.84 ft. minimum)
- 202.8 Rear Yard (3 m – 9.84 ft.)
- 202.9 Off-Street Parking (9 spaces minimum)
- 202.10 Car Wash Stall (0 required)
- 6.2(1) Location and Siting of Buildings and Uses (Side Yard: 3 m – 9.84 ft. minimum)
- 6.2(2) Location and Siting of Buildings and Uses (Side Yard: 3.5 m – 11.48 ft. minimum; Rear Yard: 3 m – 9.84 ft. minimum)
- 6.3(1)(a) Distances between Buildings on the Same Lot (3.3 m– 10.83 ft. minimum)
- 800.3.1 Parking for Disabled Persons (2 accessible spaces minimum)
- 800.4(2) Required Off-Street Parking Spaces (9 spaces minimum)
- 800.6 (5) Location and Siting of Parking Facilities (1.5 m – 4.92 ft. minimum)
- 800.8 Provision of Electric Vehicle Charging Infrastructure (3 spaces 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)