

Attachment 1
Background Information

BACKGROUND INFORMATION

Official Community Plan

Land Use Designation

The subject site is designated (RH) Residential – High Rise in the Official Community Plan (OCP), which is described, in part, as follows:

Purpose: To provide a mix of small to large sized multiple unit residential buildings.

Principal forms and uses: Townhouses, rowhouses, stacked townhouses, low rises, mid rises, high rises.

The initial development concept would be consistent with the intent of the Residential – High Rise designation.

Development Permit Area

The site is within the 2.2 Sixth Street Development Permit Area (DPA). The DPA seeks to guide the transition of a portion of Sixth Street from a commercial to residential corridor, comprised of low to high-density residential buildings. This DPA has been designated with the following purposes:

- Establishment of objectives for the form and character of commercial and mixed use development;
- Protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule); and,
- Establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

A Development Permit, issued by the Director of Planning and Development, would be required before any development or alteration to the lands.

Zoning Bylaw

The subject site is zoned Community Commercial Districts (Restricted) (C-5). The intent of this zone is to allow pedestrian-oriented commercial and residential uses, up to 5.2 Floor Space Ratio (FSR), of which up to 3.0 FSR can be for residential purposes. As the proposed form of development is not consistent with the existing zoning, a rezoning is required.

Interim Development Review Framework and Financing Growth Policy

The Provincial government has introduced wide ranging changes to housing legislation that governs how municipalities plan for and approve new development, and how growth is financed. The City is currently working to review and update its regulations,

policies, and practices in light of these changes. In the interim, new policies, some of which overlap with existing City policy, have been introduced to facilitate development review.

In January 2024, Council approved the Interim Development Review Framework (IDRF). The IDRF guides overall evaluation of new development applications. Per the IDRF, OCP-compliant rezoning projects that propose stratified multi-unit residential density have two financing growth contribution options:

1. *Provision of affordable housing in alignment with the Inclusionary Housing Policy (IHP)*: Endorsed by Council in December 2019, the IHP directs projects seeking stratified residential density above existing entitlements to provide new affordable housing units on-site as a component of the development. The number of required inclusionary units depends largely on whether or not the proposal is consistent with the site's OCP land use designation and/or density bonus limits controlled through existing zoning.
2. *Provision of a fixed-rate cash contribution, and/or in-kind amenities, in alignment with the Interim Density Bonus Policy (IDBP)*: The IDBP provides a framework for the City's density bonus program with respect to determining a project's total density bonus charge and collecting funds through the development application process. The policy applies to the rezoning applications on sites designated for high-density residential or mixed-use development.

Projects that are not compliant with the Inclusionary Housing Policy are subject to the Interim Density Bonus Policy. As the development concept is refined, it shall be evaluated in light of the IDRF.

Transit Oriented Development Area

The subject site is located within Tier 2 of the Columbia Station Transit Oriented Development (TOD) Area (200 m. to 400 m.). Properties within Tier 2 may be considered for additional building height (up to 12 storeys) and density (up to 4.0 FSR) under the Minimum Density (MD) Framework. The proposed development would exceed the MD Framework.

On June 24, 2024, Council approved Zoning Bylaw amendments that remove off-street residential parking requirements, excepting accessible parking, within TOD Areas. As such, resident parking would not be required for this site.

Tenant Relocation Policy

On September 9, 2024 Council passed the following motion:

That Council direct staff to update the City's Tenant Relocation Policy using Burnaby's Tenant Assistance Policy as a model to provide greater support for tenants who may be displaced from their homes, including through redevelopment.

Through the City's existing Tenant Relocation Policy, the applicant is required to provide a Tenant Assistance Plan (TAP) that details the applicant's tenant assistance and relocation supports for existing tenants. The TAP would be evaluated in light of the updated Tenant Relocation Policy, Council expectations, and the unique needs of existing tenants.

Draft Rental Replacement Policy

On January 14, 2019, Council directed staff to apply the Draft Rental Replacement Policy as an interim guideline to move applications under pre-application or formal application review, forward for consideration. This policy applies to all existing purpose-built market rental housing sites where redevelopment would remove more than six rental units. Applicants are expected to provide 100% secure market rental units including 10% of total units secured as below-market units. Development applications for this site would be reviewed in light of the intent of this policy.

SITE CHARACTERISTICS AND CONTEXT

The subject site is approximately 10,588 sq. m. (113,968.3 sq. ft.) and is located in the Uptown neighbourhood, just north of Downtown and within Tier 2 of the Columbia Station Transit Oriented Development (TOD) Area. It is bounded by Royal Avenue to the south, Sixth Street to east, Seventh Street to the west, and a 110-unit existing townhouse development to the north. The site slopes from north to south with an overall grade change of approximately 9 m. (29.5 ft.). It is improved with a 135-unit mixed rental residential and commercial building and structured above-grade parking. Originally constructed in 1961 as a hotel, the building was converted to rental housing in 2010. Based on information from the applicant, the majority of units are currently tenanted.

The site is located within an informal civic and institutional precinct, with City Hall and Tipperary Park located to the east of the site, and Douglas College located to the south. Also to the south are two commercial office buildings and Saint Paul's church, both within Tier 2 of the Columbia Station TOD Area and designated Mixed Use High Density by the Downtown Community Plan. North and west of the site are low rise multi-unit buildings, designated Residential – Multiple Unit Buildings and within Tiers 1 and 2 of the Columbia Station TOD Area.

Figure 1. Site Context Map with 140 Sixth Street in blue



Proximity to Transit and Cycling Network

Sixth Street is a Frequent Transit Network and classified as a collector road and Great Street by the City's Master Transportation Plan, while Royal Avenue is part of Translink's Major Road Network and a designated truck route. Seventh Street is a local road and part of the City's Core Cycling Network, per the Active Transportation Network

Plan, and connects to the Agnes Greenway, which is designated a primary east-west cycling route by the Downtown Transportation Plan.

Located within Tier 2 of the Columbia Station TOD Area, the site is well-served by transit, as shown on the table below:

Table 1: Site Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
Columbia SkyTrain Station	2 to 5 minutes	400 m. (1,312.3 ft.)
#106	15 minutes	Immediately adjacent