

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #15-09
2015 March 25**

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Gradual Architecture Inc.
Attn: Ian Guan
202-1892 West Broadway
Vancouver, BC V5J 1Y9
- 1.2 Subject:** Application for the rezoning of:
Lot B exc: part plan BCP10235, DL 6, Grp 1 NWD Plan BCP10047
- From:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)
- 1.3 Address:** 9789 Cameron Street
- 1.4 Location:** The subject site is located at the northeast corner of Cameron Street and Morrey Court (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Cameron Street of approximately 20 m (65 ft.) and an area of 741 m² (7,976 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of an infill townhouse project on a phased basis.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the northeast corner of Cameron Street and Morrey Court within the Council-adopted Lougheed Town Centre Plan area (see Sketches #1 and #2 *attached*). The site is currently vacant, grassed, and treed. An older single-family dwelling and a newer, three-

storey townhouse development, "Strathmore Lane", are located to the east. The driveway access for Strathmore Lane is located to the north of the subject site. Cameron Park is located to the west across Morrey Court. The Lougheed Town Centre Shopping Centre and related surface parking areas are located to the south across Cameron Street.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is currently zoned CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines). It was created through Rezoning Reference #03-10 and Subdivision Reference #03-60 for the Strathmore Lane townhouse development at 3368 Morrey Court. Under the above noted rezoning and subdivision, the subject site was identified for assembly and consolidation with the adjacent property at 9805 Cameron Street for future CD(RM2) District development. As part of the Council approved process for Rezoning Reference #03-10, a Section 219 Covenant was registered on title in favour of the City, precluding the development of 9789 Cameron Street on its own. The intent of the covenant, as agreed to by the owner at that time, is to protect the desired CD (RM2) District development, in accordance with the adopted Town Centre Plan, as well as to prevent the property at 9805 Cameron Street from being rendered an "orphan" underdeveloped or undevelopable site.
- 3.2 Rezoning Reference #03-10 examined general siting and parking access options for future development at 9789 and 9805 Cameron Street. The development analysis indicated future development on the two-lot assembly taking an apartment form fronting Cameron Street, with underground parking accessed from the northeast corner of the site via a driveway easement area at 3368 Morrey Court. The design of this future apartment block should visually integrate with the Strathmore Lane townhouse building that fronts Cameron Street. The subject application does not meet these directions and outcomes for comprehensive development of both lots, in line with the intent of the established covenant. As such, this report is recommending that the application be rejected.

4.0 GENERAL INFORMATION

- 4.1 The applicant has been unsuccessful in acquiring the neighbouring property at 9805 Cameron Street for inclusion in the desired two-lot assembly for CD(RM2) District development. The applicant is therefore proposing to rezone the subject site on its own to permit the development of a five-unit infill townhouse project based on CD(RM2) District zoning. To achieve this, the Section 219 Covenant registered on the title through Council's previous development approval process would need to be amended or discharged.
- 4.2 Conceptual plans submitted by the proponent indicate a "phased" development. Phase 1 would take place on the subject site and would be comprised of a three storey, five-unit townhouse development fronting Morrey Court, with under building parking accessed off

a new drive aisle along the east property line. The drive aisle would be perpendicular to Cameron Street and would connect to the existing driveway ramp and driveway easement area on 3368 Morrey Court. The proposed new drive aisle would be shared with future Phase 2 development at 9805 Cameron Street. Phase 2 would be comprised of a five-unit townhouse development fronting the drive aisle. Phase 2 would also have under building parking.

- 4.3 The proposed development of the subject lot, on its own, is not supported given that the subject site is significantly substandard with respect to minimum lot area and width, as outlined under the RM2 District guidelines. The RM2 District requires a minimum area of 1,110 m² (11,948.33 sq.ft.) and minimum frontage of 30 m (98.43 ft.) for a three storey building, whereas the subject site has a frontage of 20 m (65 ft.) and an area of 741 m² (7,976 sq.ft.) only. Furthermore, the proposed phased approach requires the townhouse blocks to be oriented towards Morrey Court and an internal drive aisle, rather than fronting Cameron Street. This development approach results in a lack of a proper relationship with Cameron Street, which is not in keeping with the desired quality of development anticipated through the Public Hearing process and plans developed for Rezoning Reference #03-10. The proposed approach also results in both 9789 and 9805 Cameron Street being underdeveloped, whereby a maximum 0.7 FAR or 10,647 sq.ft. of building area would be permitted for a project with under building parking. Under a consolidated development approach with full underground parking, 0.9 FAR or 13,690 sq.ft. of building area would be permitted. Finally, it is noted that the proposed form of development results in a higher percentage of impervious surfaces through the provision of surface driveways, which is not consistent and in character with nearby development. Given these circumstances, and as the proposal is contrary to Council's established directions as protected under the established Covenant, the subject rezoning application is not supportable.

5.0 RECOMMENDATION

1. **THAT** Council reject this rezoning request.

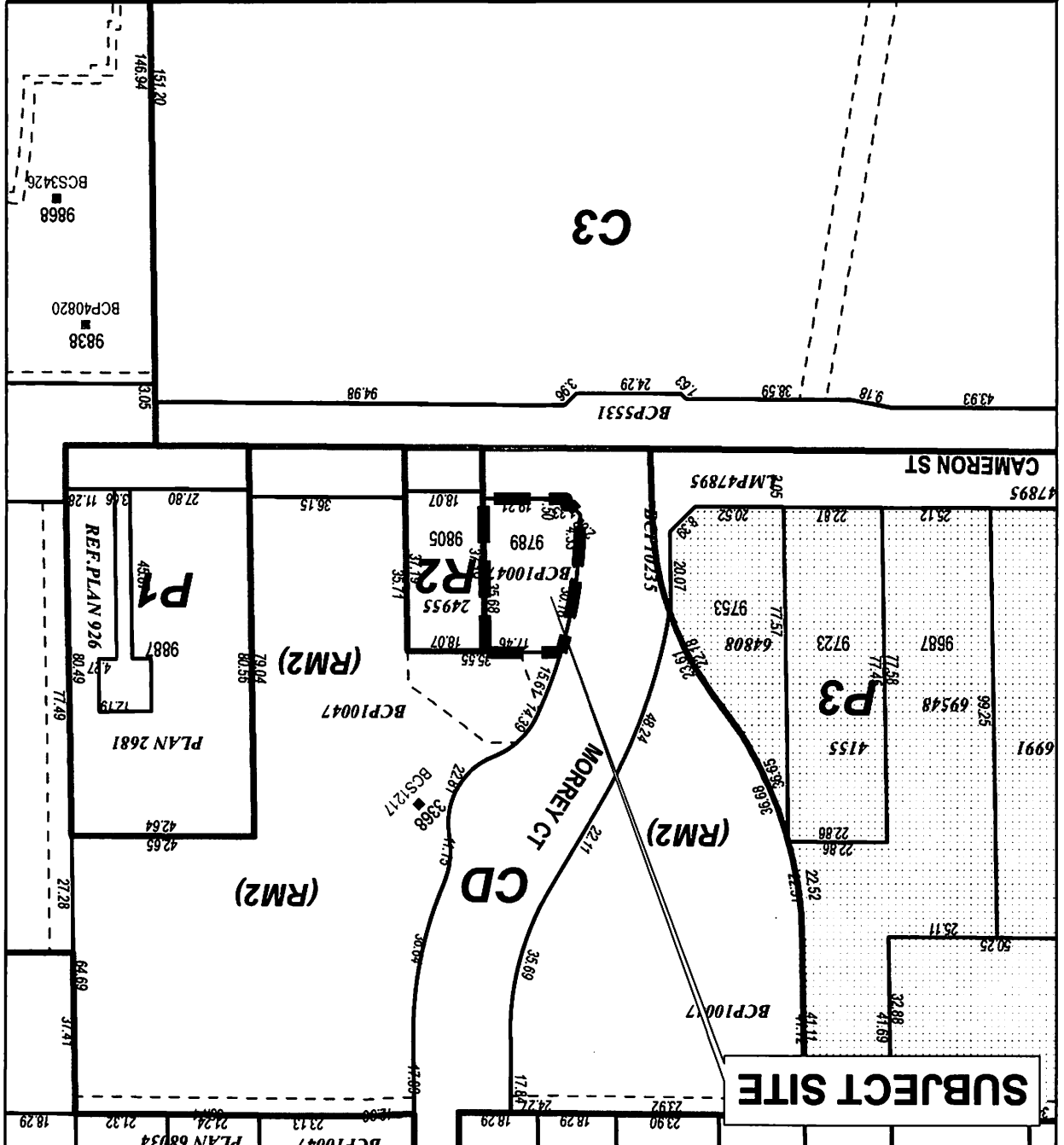
LP KH:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

DATE: MAR 04 2015

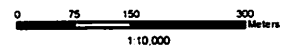
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 City of Burnaby





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Gradual Architecture inc.

t. 604.721.7738 f. 604.222.0198

e. ian@gradualarchitecture.com

a. 200 - 1892 West Broadway, Vancouver, BC,
Canada, V6J, 1Y9

www.gradualarchitecture.com

Date: Feb 24, 2015

From: Gradual Architecture Inc.

To: Planning Department, City of Burnaby

Letter of Intent - Rezoning Application, 9789 Cameron Street

We are proposing a 3-storey wood frame multi-residential building which consists of five ground-floor oriented townhouse units at the subject site.

Situated at the corner of Cameron Street and Morrey Court, the subject vacant site has been designated as RM-2 Zone along with its neighbouring property 9805 Cameron Street. With the unsuccessfulness of acquiring the neighboring site, refer to the letter attached from Cobbet & Cotton Lawyers, this proposed project will be carried out by itself alone considering a "phased" development manner as if it was one combined project.

To avoid creating an Orphan Lot at 9805 Cameron Street, the proposed project has introduced the following measures to facilitate and enhance future design options and potential development at the neighbouring property and increase its value through covenants/easements as per the following:

- Maintaining the vehicular access off the existing ramp on Morrey Court as to provide an alternate means of accessing besides the existing driveway off Cameron Street.
- Allow a shared driveway for neighboring site in the form of "access" easement similar to the current access easement of the adjoining development
- Provide possibility of engaging the development at 9805 Cameron Street anytime as Phase II.
- Preserve a court yard and maneuvering configuration for the future neighbour's development.

Implementation of the proposed development will be designed in the form of ground-oriented housing typology with main entry doors facing Morrey Court. This proposal creates a transitional building scale and use due to the "higher" 3 storey massing and vibrant contemporary architectural form and character. This is in harmony and scale with the established mixed use area of the adjacent townhomes, apartment building, green space/park, and anticipated development of Lougheed Mall area.

With our intended proposal and measures, we are not hindering any future potential development on the neighbouring property.

Ian Guan, Architect, AIBC
Gradual Architecture Inc.