

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-10 2015 March 25

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Jordan Kutev Architect Inc.
Attn: Jordan Kutev
108 - 2250 Boundary Road
Burnaby, BC V5C 3H5
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 28, Group NWD Plan 6655; Lot 3, DL 28, Group 1, NWD Plan 6655; Lot 4, DL 28, Group 1, NWD Plan 6655; Lot A, DL 28, Group 1, NWD Plan LMP 34165
- From:** C4 Service Commercial District and R5 Residential District
- To:** CD Comprehensive Development (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines)
- 1.3 Address:** 7911/15/23 Edmonds Street and 7908 Wedgewood Street
- 1.4 Location:** The subject site is located on the northeast corner of Sixth Street and Edmonds Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a width of approximately 58.49 m (192 ft.), an average depth of approximately 51.15 m (168 ft.) and an area of approximately 3,311.93m² (35,649 sq. ft.) (subject to legal survey).
- 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 construction of a four-storey mixed-use commercial/residential development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the northeast corner of Sixth Street and Edmonds Street (see *attached* Sketch #1), and is comprised of two properties zoned C4 Service Commercial District and two properties zoned R5 Residential District, one of which is City-owned. Vehicular access to the site is currently provided from Edmonds Street, Sixth Street and Wedgewood Street. The site currently accommodates a single-family dwelling, a commercial glass retail business, and a vacant City-owned property. To the southeast across Edmonds Street is a motel, with automobile-oriented businesses beyond on both sides of Sixth Street. The immediate area to southwest along Edmonds Street is characterized by low-scale commercial development. To the northwest and northeast is a single and two-family neighbourhood where the age and condition of dwellings vary.

3.0 BACKGROUND INFORMATION

The subject site is within the Council-adopted Sixth Street Community Plan area (see *attached* Sketch #2), and is intended for consolidation and rezoning to the CD Comprehensive Development District in accordance with the Plan's C9 Urban Village Commercial District designation.

4.0 GENERAL INFORMATION

- 4.1 The existing zoning on the subject site is C4 Service Commercial District and R5 Residential District. The applicant is requesting rezoning to the CD Comprehensive Development District (based on the C9 Urban Village Commercial District and Sixth Street Community Plan as guidelines) in order to permit the construction of a four-storey mixed-use commercial/residential development fronting Edmonds and Sixth Streets, ground-oriented townhousing fronting Wedgewood Street, and full underground parking. The maximum allowable Floor Area Ratio is 2.2 FAR. Vehicular access would be from Edmonds Street.
- 4.2 The applicant proposes to include the City-owned property at 7923 Edmonds Street into the development site. The City-owned property is currently vacant and has a gross area of approximately 783.71m² (8,436 sq.ft.) (subject to detailed survey). The Legal and Lands Department will be requested to determine a recommended market sale price for the property which will be submitted to Council at a later date for its consideration and approval. The completion of the sale of City-owned property will be a prerequisite for the rezoning.
- 4.3 It is noted that Sixth Street is currently restricted to southbound travel only north of Edmonds Street, which will remain in place. There are currently curb sidewalks along the subject site's Sixth Street and Edmonds Street frontages. Sixth Street, north of Edmonds Street, currently accommodates permitted on-street parking on the east side and perpendicular parking on the west side within the road right-of-way. Edmonds Street east

of Sixth Street, currently does not accommodate on-street parking on the north side along the subject site's frontage. In conjunction with the subject rezoning application, curb realignment along Edmonds Street and Sixth Street will allow for the provision of separated sidewalks and on-street parking along the subject site's Edmonds and Sixth Street frontages.

4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

- construction of curb and gutter and separated sidewalks including street trees and street lighting on the south side of Wedgewood Street;
- construction of curb and gutter and separated sidewalks including street trees and street lighting on the east side of Sixth Street;
- construction of new curb and gutter, separated sidewalks including street trees, street lighting and pedestrian lighting on the north side of Edmonds Street; and,
- construction of a new curb bulge at the intersection of Sixth Street and Edmonds Street.

The requirement for any necessary road dedications and statutory rights-of-ways will be determined by way of detailed road geometrics prepared by the Planning Department, and will be outlined in a further report to Council.

4.5 Undergrounding of the existing overhead wires abutting the site along Sixth Street is required.

4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20cm (8 in.) in diameter will require a Tree Cutting Permit.

4.7 As the site is affected by traffic noise from Sixth Street and Edmonds Street, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.

4.8 Required Section 219 Covenants will include but not limited to: a restriction on the enclosure of balconies, prohibiting gates on the project's surface driveways, retaining disabled parking as common property, and to ensure compliance with the approved acoustical study.

4.9 Given the site's current service commercial use, a Site Profile will be required to be submitted and resolution of any arising requirements is required.

4.10 Given the size of the site, best management practices are acceptable in lieu of a formal stormwater management plan.

- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 The submission of a commercial and residential loading plan to the approval of the Director Engineering will be required.
- 4.14 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.15 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge.
 - b) GVS & DD Sewerage Charge.
 - c) School Site Acquisition Charge.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

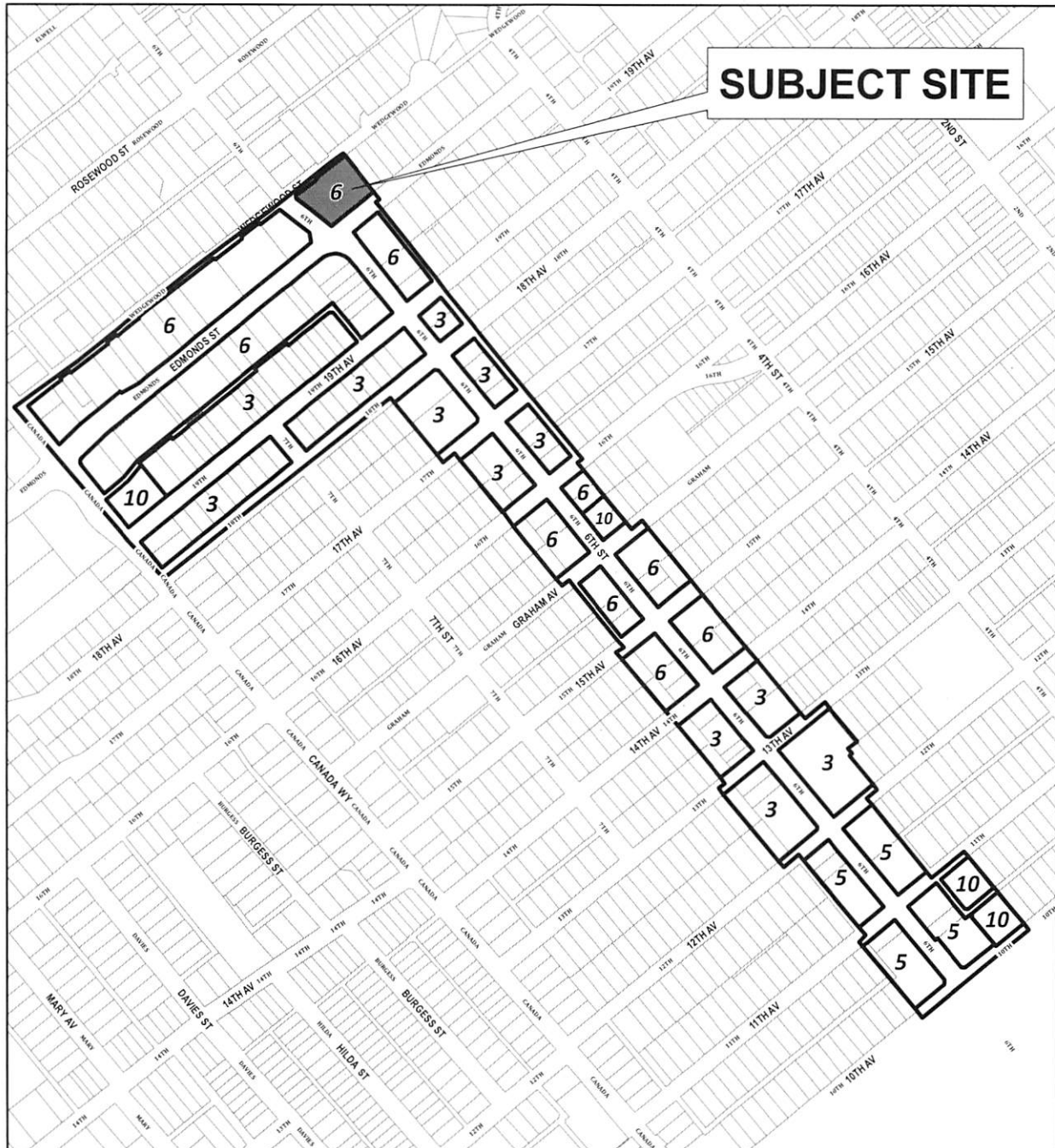
5.0 RECOMMENDATIONS

- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

h.p.

GT:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



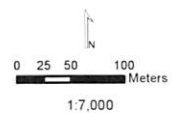
General Land Use Designation Key

- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 10 Institutional



Planning and Building Dept

Sixth Street Community Plan



Jordan Kutev, Architect AIBC, Principal
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Burnaby BY, V5C 3H5
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Date February 26, 2015

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

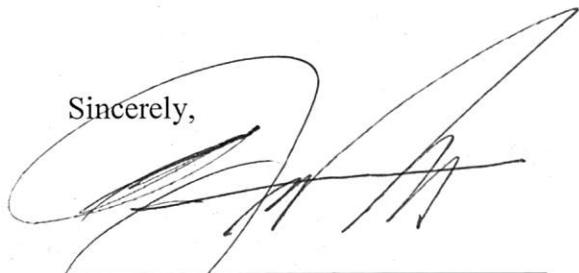
Re: Rezoning Letter of Intent

7911, 7915, 7923 Edmonds Street & 7908 Wedgewood Street, Burnaby, BC
Sixth Street Community Plan

I, Jordan Kutev, have submitted this application to rezone properties located at 7911, 7915, 7923 Edmonds Street. & 7908 Wedgewood Street Burnaby BC from the Current C4 Service Commercial District and Single Family residential to the CD Comprehensive Development District utilizing the C9 Urban Village Commercial District and Sixth Street Community Plan as guidelines. The intent of this rezoning application is to develop a mixed use development consist of main level retail and residential + 3 residential only above over underground parking structure with some 3 levels townhouses facing the Wedgewood street.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely,



Jordan Kutev, Architect AIBC, Principal
Jordan Kutev Architect Inc.