

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #15-13  
2015 MAY 25

### ITEM #02

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Hearth Architectural Inc.  
205 – 1730 West 2<sup>nd</sup> Avenue  
Vancouver, BC V6J 1H6  
(Attention: Carman Kwan)
- 1.2 Subject:** Application for the rezoning of:  
Lots 13 and 14, Block 6, DL 121, Group 1, NWD Plan 1054
- From:** RM6 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM6 Hastings Village Multiple Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4350 and 4356 Albert Street
- 1.4 Location:** The subject site is located on the south side of Albert Street, mid-block between Madison Avenue and Rosser Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 20.12 m (66 ft.), a depth of 37.19 m (122 ft.), and a total area of 748.1 m<sup>2</sup> (8,052 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 construction of a townhouse development with enclosed parking at grade.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two lots at 4350 and 4356 Albert Street. The privately owned 4350 Albert Street currently accommodates a single family dwelling, and the City-owned 4356 Albert Street is currently vacant. To the east, west and north, are single and two-family dwellings. To the south, across the lane, is a four storey mixed-use development, approved under Preliminary Plan Approval #05-343.

### **3.0 BACKGROUND INFORMATION**

- 3.1 Based on the adopted Hastings Street Area Plan, the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM6 Multiple-Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a 2 1/2 storey townhouse development to a maximum Floor Area Ratio of 0.7 with parking at grade. Vehicular access to the site will be from the rear lane. There are no minimum consolidations identified within the Hastings Street Area Plan; as such, the proposed two-lot consolidation meets the site area requirement for townhouse development under the RM6 District. Given that the proposed lot's width is less than 25.14 m, a maximum of 4 units will be permitted under the RM6 Multiple-Family Residential District. Further, the proposed consolidation does not result in the inability of remainder sites to achieve the designated development potential under the adopted Plan.
- 3.2 The applicant proposes to include the City-owned property at 4356 Albert Street which has an area of 374.03 m<sup>2</sup> (4,026 sq.ft.). The Legal and Lands Department will be requested to determine a recommended market sale price for the property, which will be submitted to Council for its consideration and approval in a future report. The completion of the sale of City-owned property is a prerequisite for the rezoning.
- 3.3 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site.
- 3.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 3.5 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.6 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 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 3.7 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) GVS & DD Sewerage Charge of \$826 per dwelling unit
  - c) School Site Acquisition Charge of \$800 per unit
- 3.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

#### 4.0 RECOMMENDATIONS

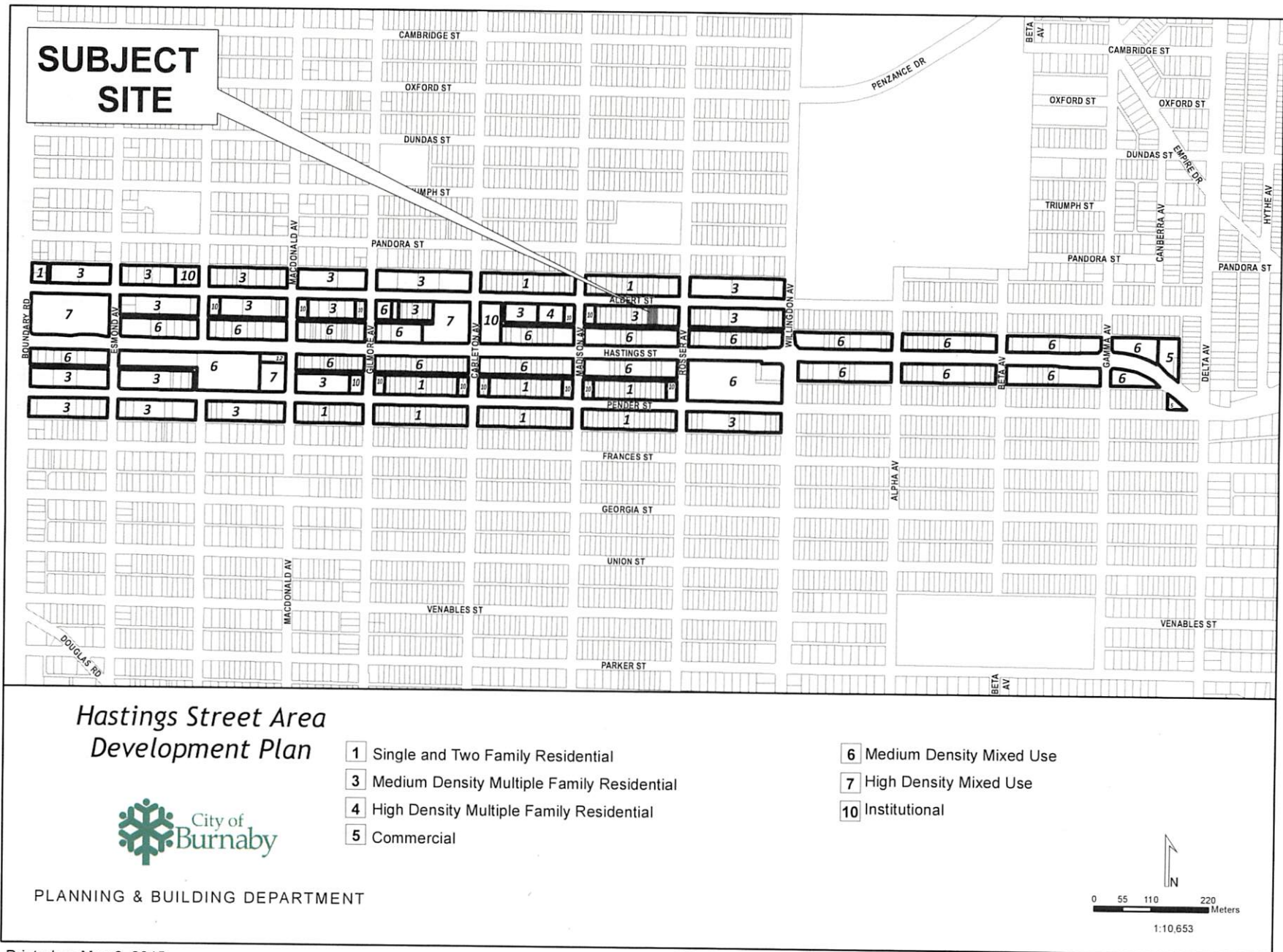
1. **THAT** the sale be approved in principle of City-owned property at 4356 Albert Street for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the 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.

LP

DR:GT:spf  
*Attachments*

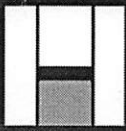
cc: Director Engineering  
City Solicitor  
City Clerk





Printed on May 6, 2015

Sketch #2



**HEARTH**  
architectural

April 2, 2015

**City of Burnaby**  
***Planning and Building Department***  
4949 Canada Way, Burnaby  
V5G 1M2

**Attn: Lou Pelletier, *Director of Planning and Building***

**Re: 4350 and 4356 Albert Street lot consolidation and Rezoning application**

To the Planning Staff,

This letter of intent is written on behalf of our client, Ranjit Rai who is proposing the purchase of the City owned property of 4356 Albert Street for a lot consolidation with 4350 Albert street for a development proposal of a four unit residential building and 2 parking garages in the rear of the lot.

If you have any questions or require clarifications, please do not hesitate to contact me at the phone number provided below.

Sincerely,

Carman Kwan Architect AIBC, LEED® AP  
Principal Architect