

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-37 2015 SEPTEMBER 23

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Cornerstone Architecture
408 – 611 Alexander Street
Vancouver, BC V6A 1E1
(Attention: Helen Ngai)
- 1.2 Subject:** Application for the rezoning of:
Lot 54, DL 95, Group 1, NWD Plan 1152, Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2078 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lots As Shown On Form 1
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 7141 and 7145 Seventeenth Avenue
- 1.4 Location:** The subject site is located at the northeast corner of 17th Avenue and Leaside Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 40.82 m (133.9 ft.) a depth of 53.25 m (174.7 ft.) and a total area of 2,110.04 m² (22,712 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.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two properties and is located on the northeast corner of 17th Avenue and Leaside Street. 7171 17th Avenue is currently improved with a single family dwelling and 7145 17th Avenue is currently improved with a stratified two-family dwelling. To

the north and west, across Leaside Street, are townhouse developments. To the east are single family dwellings with townhousing developments beyond. To the south are single family developments. Access to the site is currently provided from both 17th Avenue and the rear lane.

3.0 BACKGROUND INFORMATION

The subject site is located within Sub-Area 2 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District as a guideline (see Sketch #2 *attached*).

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Edmonds Town Centre Plan as guidelines) to permit the construction of a three-storey townhouse project to a maximum Floor Area Ratio (FAR) of 0.9 with underground parking. Vehicular access to the site will be from Leaside Street.

4.2 The proposed rezoning is consistent with the Edmonds Town Centre Plan which designates this site for 'Ground-oriented Multiple Family Housing' which is accommodated under low and medium density forms. Given the site's Town Centre location, the applicant has indicated that they wish to explore utilizing the amenity bonus provisions of the Zoning Bylaw. In so doing, the applicant could achieve an additional 0.1 FAR, which translates into approximately 2,271 sq.ft. of additional residential floor area (subject to survey), bringing the total maximum FAR of the site to 1.0.

4.3 The Edmonds Town Centre Plan indicates the closure of the rear lane and its inclusion into a consolidated development site. The total area of the closed road right-of-way is approximately 120.72m² (1,299 sq.ft.). A Highway Closure Bylaw will be required in this regard.

A corner truncation at the corner of 17th Avenue and Leaside of 3m by 3m is required. As there will be a surplus of closed lane right-of-way incorporated into the development site of approximately 1,256.4 sq.ft., the applicant will be required to acquire the net increase in area at market value.

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: the construction of 17th Avenue and Leaside Street to their final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.

4.5 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.

- 4.6 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.7 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 4.8 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 \$1,515 per dwelling unit; and,
 - c) School Site Acquisition Charge of \$800 per unit
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

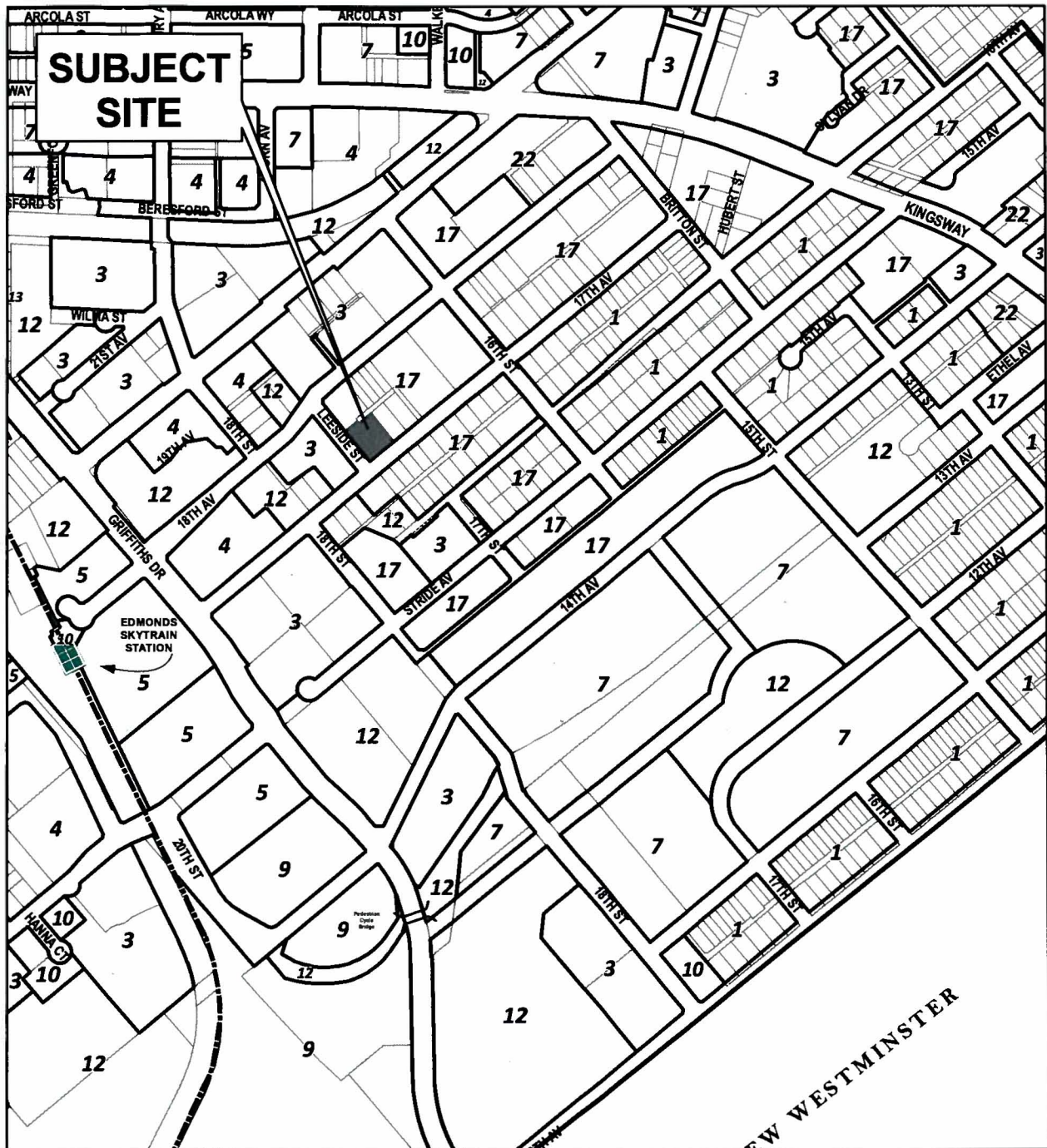
1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned lane right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **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:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

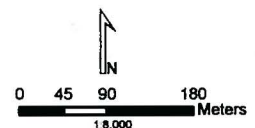
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





August 26, 2015

City of Burnaby
4949 Canada Way
Burnaby BC. V5G 1M2

Re: 7141-7145 E 17th Avenue, Burnaby
Rezoning Application
Letter of Intent

We are proposing to rezone these sites to construct a 23 unit townhouse complex consisting of 12 two bedroom units and 11 three bedroom units at an FAR of 1.0. The complex will also contain a small meeting room for the strata. The rezoning is consistent with the current Community Plan.

Sincerely

CORNERSTONE architecture



Scott M Kennedy P Eng.
Principal
skennedy@cornerarch.com



Helen Ngai