

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-41 2015 NOVEMBER 18

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Vancouver General Contractors
220 – 3689 E. 1st Avenue
Vancouver, BC V5M 1C2
(Attention: Hussain Khatheer)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, Block 15, DL 116, NWD Plan 1236
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 3810 Pender Street
- 1.4 Location:** The subject site is located at the southwest corner of Pender Street and Esmond Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 15.24 m (50.0 ft.), a depth of 37.19 m (122.0 ft.), and a total area of 566.7 m² (6,100.0 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 multi-family residential building.

2.0 NEIGHBOURHOOD CHARACTERISTICS


The subject site is comprised of a single lot at 3810 Pender Street and is currently occupied with an older single family dwelling. To the west, across Esmond Avenue and to the south, across the lane, are single family dwellings. To the east is a four-plex constructed in 2009 under Rezoning Reference #07-17, with an older 3 storey apartment building beyond. To the north, across Pender Street is a townhouse development.

3.0 BACKGROUND INFORMATION

- 3.1 The subject property is currently zoned RM3 (Medium Density Residential) District but does not meet the minimum site area for redevelopment of a multiple family dwelling. As such the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a three-unit multiple family 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.
- 3.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 3.3 A 3.0 x 3.0 metre corner truncation is required.
- 3.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 3.5 Given that the area of the development site 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 RECOMMENDATION

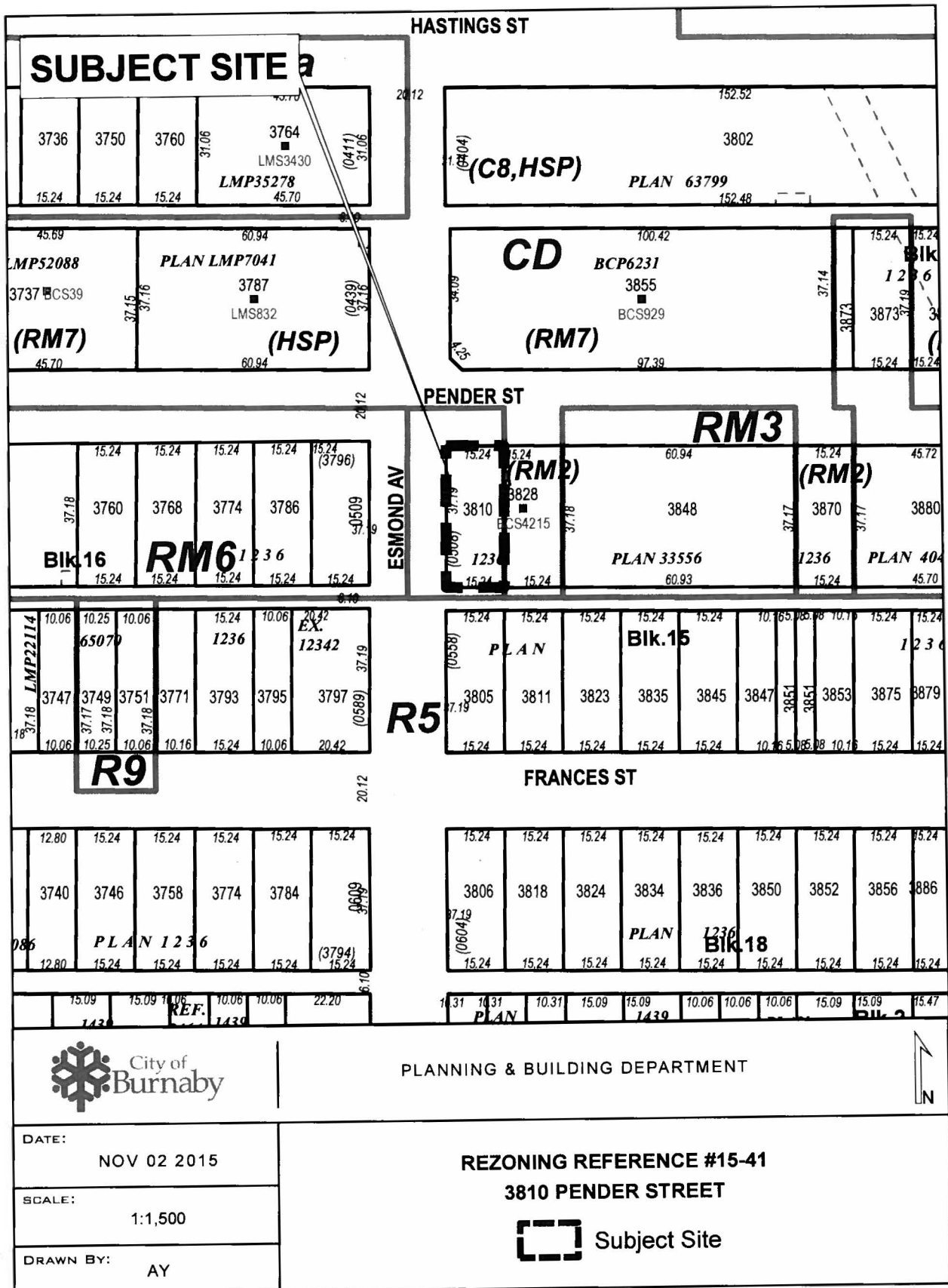
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

 DR:spf

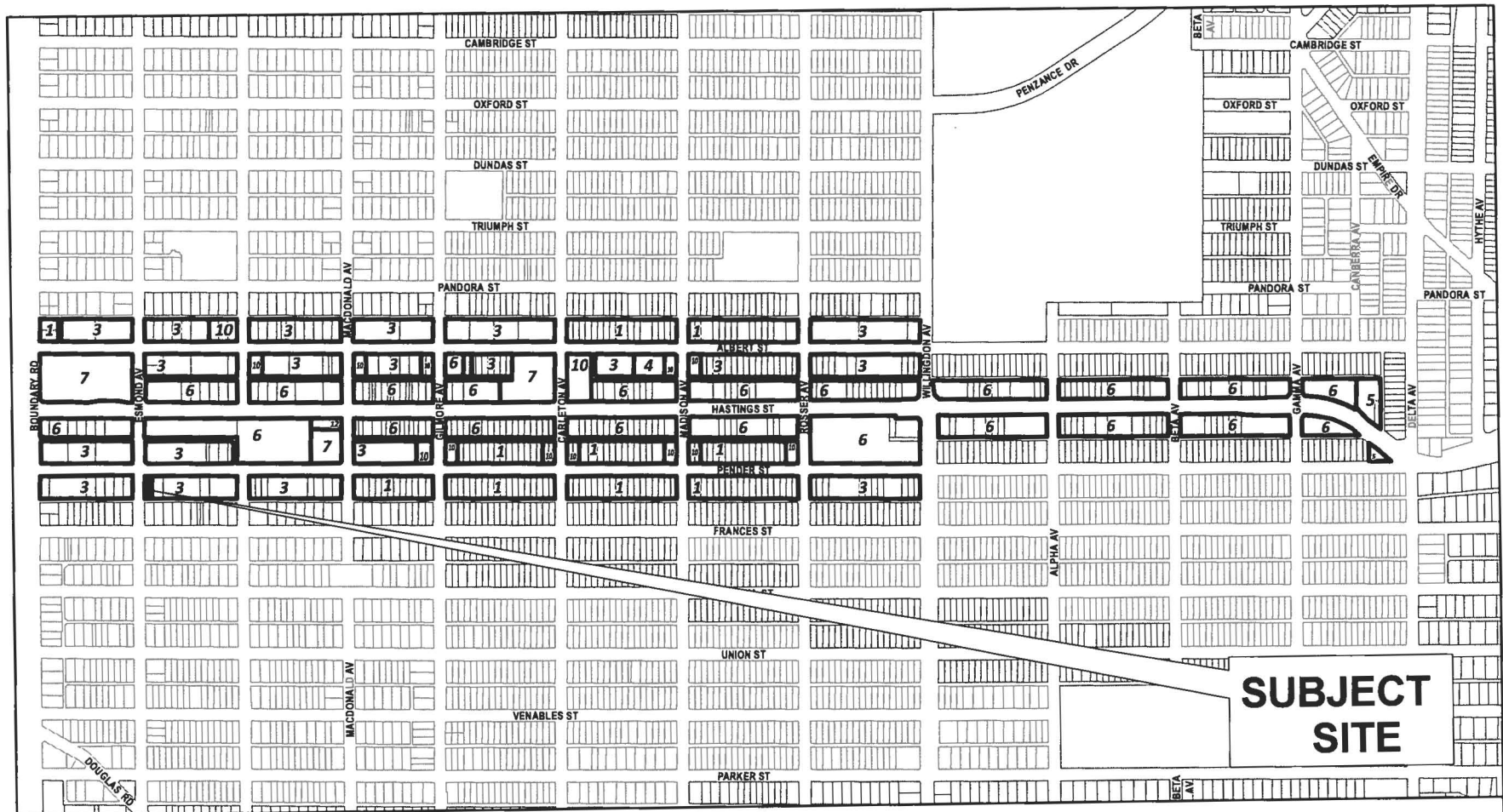
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2015\15-00041 3810 Pender Street\Initial Report 15-41.doc



Sketch #1



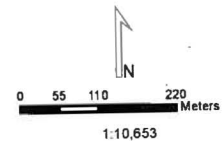
Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- 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
- 10 Institutional





#220 3689 East 1st Avenue
Vancouver BC, V5M 1C2

Phone: (604) 430-3004
Email: info@vancouvergeneralcontractors.com

To Whom this May Concern,

I, Hussain Khatheer am writing this letter to the City of Burnaby, to declare my intent in rezoning my clients property at 3810 Pender St, Burnaby BC V5C 2L5 from an RM3 to a CD zone under the RM2 guidelines.

Our intent is to develop the property, into a 3 unit multi-family dwelling.

We are looking for the support of the City of Burnaby, to help us achieve this.

Thank you

A handwritten signature in black ink, appearing to read 'Hussain Khatheer', with a large, sweeping flourish above it.

Hussain Khatheer

Our Affiliations:



Our Website: www.vancouvergeneralcontractors.com