



Item
Meeting 2015 December 14

COUNCIL REPORT

TO: CITY MANAGER 2015 December 09

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-13
MULTIPLE FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan**

ADDRESS: 4350 and 4356 Albert Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 13 and 14, Block 6, DL 121, Group 1, NWD Plan 1054

FROM: RM6 Hastings Village Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM6 Hastings Village Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "4350-4356 Albert Street, 4 Unit Residential Development" prepared by Hearth Architectural Inc.)

APPLICANT: Hearth Architectural Inc.
#205 – 1730 West 2nd Avenue
Vancouver BC V6J 1H6
(Attn: Carman Kwan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 January 26.

RECOMMENDATIONS:

1. **THAT** the sale be approved of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 December 14 and to a Public Hearing on 2016 January 26 at 7:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- e) The completion of the sale of City property.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants:
 - a) restricting enclosure of balconies; and,
 - b) assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- k) The provision of facilities for cyclists in accordance with this report.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four unit multiple-family development with enclosed parking at grade.

2.0 BACKGROUND

- 2.1 The subject site is located on the south side of Albert Street between Madison Avenue and Rosser Avenue and 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. Vehicular access to the site is from the rear lane.
- 2.2 The site is located within the adopted Hastings Street Area Plan, and is zoned RM6 Multiple-Family Residential District. 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 four units will be permitted under the RM6 Multiple-Family Residential District. Further, the proposed consolidation does not result in the inability of adjacent sites to achieve the designated development potential under the adopted Plan.

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- 2.3 On 2015 May 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for an infill two-storey multiple family residential building, with four ground-oriented units. Vehicular access is proposed to be from the rear lane. The maximum proposed density of the project is 0.7 F.A.R. with at grade detached garage parking.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily be limited to: separated sidewalk on Albert Street; lighting in the lane; and water, sanitary, and storm upgrades as required.
- 3.3 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant restricting enclosure of balconies and assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).
- 3.4 Council, on 2015 May 25, approved in principle, the sale of City-owned land at 4356 Albert Street (approximately 4,026 sq. ft.) for inclusion in the subject site. The Legal and Lands Department determined that the applicable value of the City land is approximately \$216.00 per sq.ft. On 2015 November 26, an agreement was reached with the applicant for an amount of \$870,000 for the City property. This value would be valid for one year from the date of Second Reading of the rezoning amendment bylaw. At that time, and every six months thereafter until the sale is completed, the land value would be updated by the Legal and Lands Department. If there is a decrease in land value, further Council approval would be required for a reduction in the sale price. If there is an increase in value, the developer would be informed and the sale price for the City land would be based on that increased value.
- 3.5 One small car visitor parking stall and adequately sized and sited garbage handling and recycling holding areas will be provided on site.

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- 3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.7 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.8 A tree survey and arborist report has been provided which recommends that all trees on site be removed and replaced. Two trees located on neighbouring properties in close proximity to the development are to be protected during construction. In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 3.9 Applicable Development Cost Charges are:
 - 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

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 748.3 m² (8,055 sq.ft.)
- 4.2 Site Coverage - 47 %
- 4.3 Density and Gross Floor Area Required and Provided

Floor Area Ratio (FAR)	- 0.7 FAR
Gross Floor Area (GFA)	- 523.8 m ² (5,638 sq.ft.)
- 4.4 Unit Mix

4 – Three bedroom units	- 123.2 m ² to 138.7 m ² (1,326 sq.ft. to 1,493 sq.ft.)
4 Units Total	
- 4.5 Building Height - 2 storeys

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Required and Provided

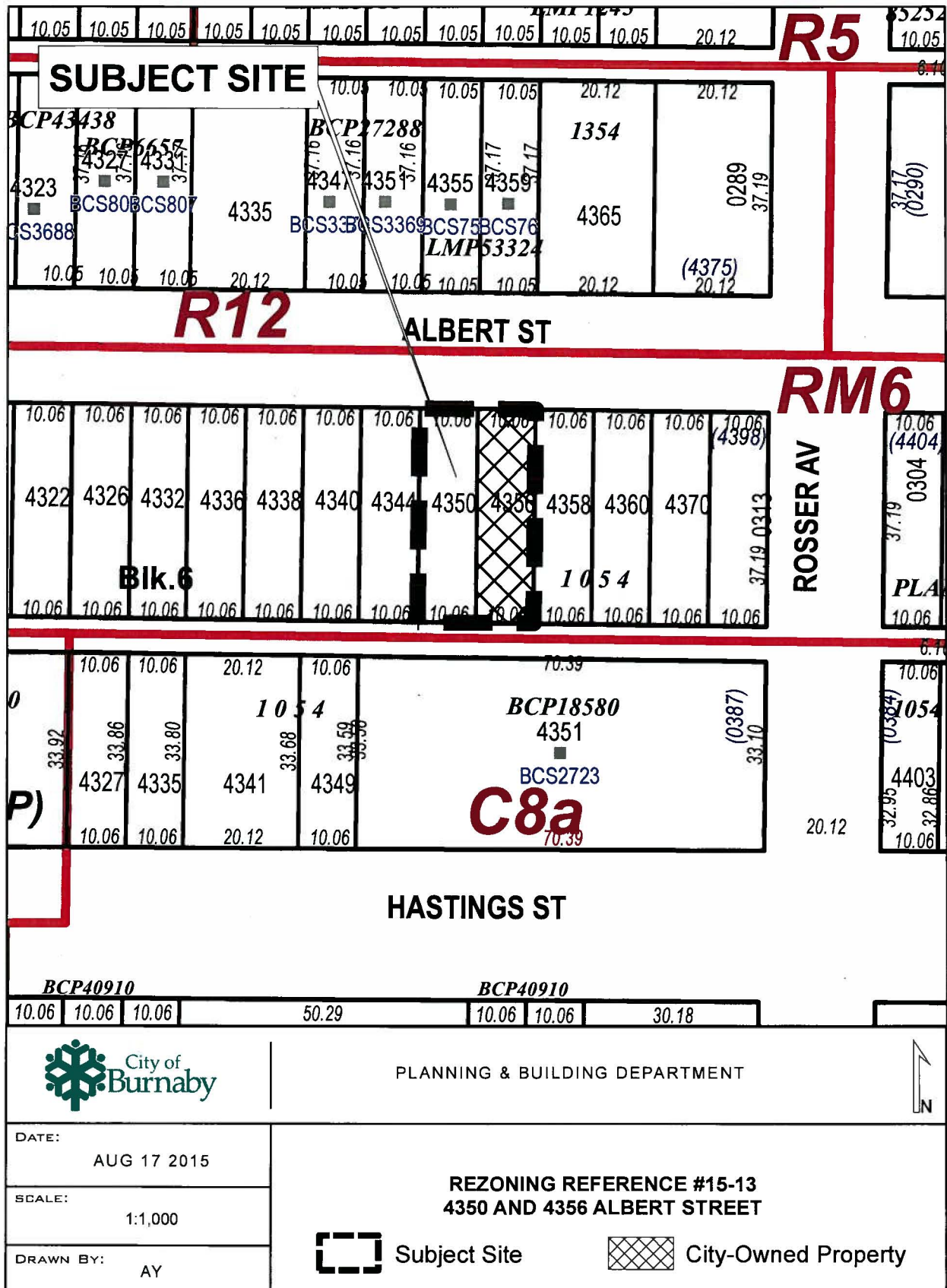
4.7 Bicycle Parking

Required and Provided


Lou Pelletier, Director
PLANNING AND BUILDING

Attachments

P:\REZONING\Applications\2015\15-00013 4350.56 Albert Street\Rezoning Reference 15-13 PH Report 20151026.docx





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

