

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-50 2016 JANUARY 20

#### ITEM #4

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Matthew Cheng Architect Inc.  
202 – 670 Evans Avenue  
Vancouver, BC V6A 2K9  
(Attn: Matthew Cheng)
- 1.2 Subject:** Application for the rezoning of:  
Lot 9, Block 14, DL 116, Group 1, NWD Plan 1236
- From:** RM6 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:** 3980 Pender Street
- 1.4 Location:** The subject site is located on the south side of Pender Street, just west of Macdonald Avenue. (Sketches #1 and #2 *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 566.71 (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 construction of a four unit multi-family dwelling with parking at grade.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject lot is located on the south side of Pender Street, one lot west of McDonald Street and is zoned RM6 Hastings Street Multiple Family District. The subject site is currently improved with a single-family dwelling in fair condition. To the west is an older three storey apartment building, constructed in 1965. To the east is a newer two-family dwelling, constructed in 2010. To the south across the lane, are single-family dwellings and to the north, across Pender Street is a mixed use development, constructed in 1994, under Rezoning Reference #18/92.

### 3.0 BACKGROUND INFORMATION

- 3.1 The subject property is currently zoned RM6 Hastings Village Multiple Family Residential District but does not meet the minimum site area for redevelopment of a multiple family dwelling under the District. 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 four-unit multiple family development to a maximum Floor Area Ratio of 0.7 with parking at grade, similar to other four-unit developments along Pender Street. 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 Section 219 Covenant restricting the enclosure of balconies will be required.
- 3.4 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.
- 3.5 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.
- 3.6 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
- 3.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

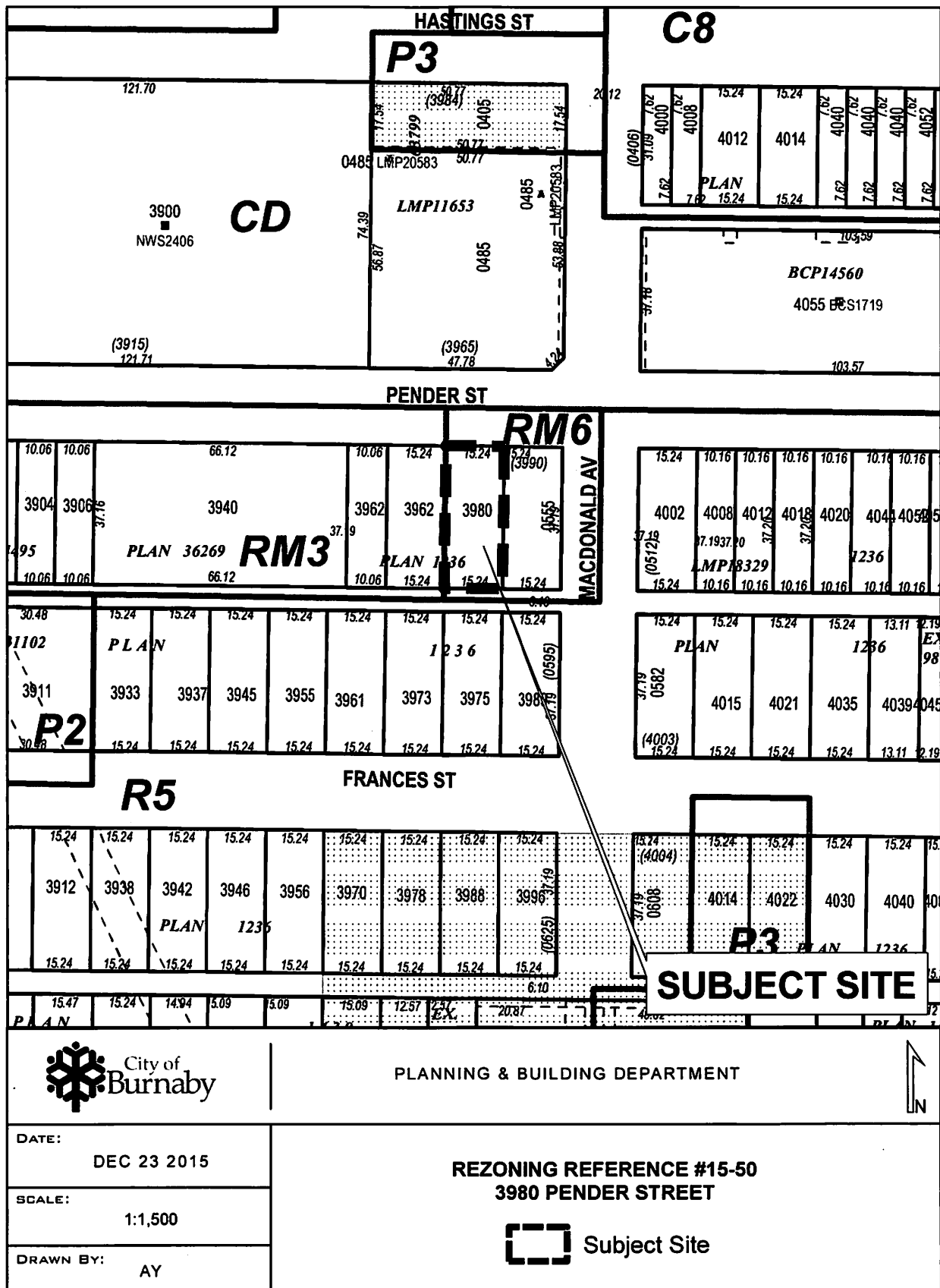
### 4.0 RECOMMENDATION

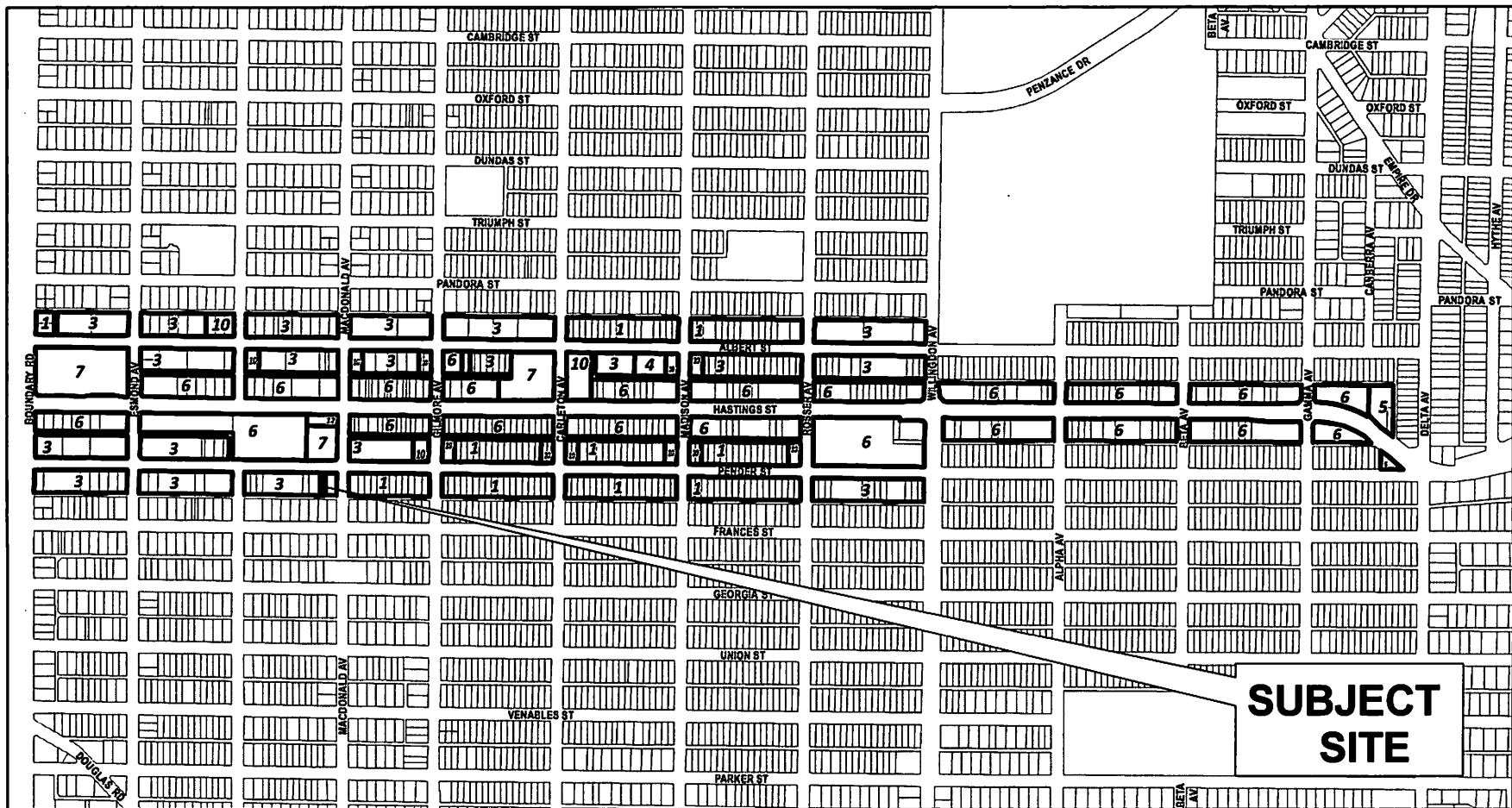
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP.* DR:spf  
Attachments

cc: Director Engineering  
City Solicitor  
City Clerk

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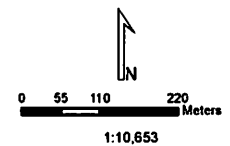


## Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- |  |                            |
|--|----------------------------|
| 1 Single and Two Family Residential          | 6 Medium Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 7 High Density Mixed Use   |
| 4 High Density Multiple Family Residential   | 10 Institutional           |
| 5 Commercial                                 |                            |





December 6, 2015

**3980 Pender Street, Burnaby BC**

The captioned property is 50' X 122' = 6100 sf and the current zoning is RM6.

RM6 District provides for the development of 2 ½ story ground oriented townhouses.

RM6 requires:

- The height shall not exceed 2 ½ story
- Min lot area of 6673.84 sf
- Min lot width of 66 ft.
- FAR max 0.70

The building to be west is an existing apartment building.

The property to the east (555 Macdonald Ave) is a 5 year old house.

Therefore the property at 3980 Pender St has become an orphan lot which could not fulfill the min. lot width and lot area for RM6

Therefore we are proposing to rezone the captioned property to CD (RM2).

The building will be a 4 unit multiple dwelling with 4 residential parking + 1 visitor parking.

Sincerely yours,



Matthew Cheng, Architect AIBC  
Matthew Cheng Architect Inc.