

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-52 2016 JANUARY 20

#### ITEM #6

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kingswood Real Estate Management Inc.  
322-9440 202 Street  
Langley, BC V1M 4A6  
(Attn: Ketan Ladv)
- 1.2 Subject:** Application for the rezoning of:  
Lots 15-20, Block B, DL 95, Group 1, NWD Plan 1264
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** 6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street
- 1.4 Location:** The subject site is located on the north side of Arcola Street, just east of Griffiths Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 60.36 m (198.0 ft.), a depth of 36.58 m (120.0 ft.) and a total area of 2207.4 m<sup>2</sup> (23,760.3 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 three-storey residential townhouse development with underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject development site is comprised of six properties and is located on the north side of Arcola Street, one lot east of Griffiths Avenue. The properties are all currently zoned R5 Residential District and each is improved with a single-family dwelling in fair to poor condition. To the west is a four-unit townhouse development constructed in 2010 under Rezoning Reference #05-15. To the north, across the lane are older low-rise multiple family

developments. To the south across Arcola Street are single-family dwellings as well as a four-unit townhouse development constructed in 2010 under Rezoning Reference #07-21. To the east are single-family dwellings with an older low-rise apartment building beyond.

### **3.0 BACKGROUND INFORMATION**

The subject site is located within Sub-Area 1 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM3s 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 RM3s 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 1.1 with underground parking. Vehicular access to the site will be from the lane.
- 4.2 The applicant has made efforts to include the three adjacent single-family dwellings at 6975, 6983 and 6993 Arcola for inclusion in the development site but has indicated that those property owners are not interested in selling at this time. The remaining three properties could form a separate future consolidated site on their own, or in combination with the older apartment building at 7035 Arcola Street. However, it is noted that should the three single-family lot consolidation proceed in the future, the resultant lot would not meet the minimum area requirements of the RM3 District and thus would need to redevelop using the RM2 District as a guideline. As such, although the resultant form of development would be consistent with the adopted plan, the applicant is encouraged to continue to pursue acquisition of these properties. Notwithstanding, it is recommended that a copy of this report be sent to the property owners of 6975, 6983, 6993 and 7035 Arcola Street for their information.
- 4.3 Given the site's Town Centre location, the site would be eligible for the amenity bonus provisions of the Zoning Bylaw under the RM3s District. In so doing the applicant could achieve an additional 0.4 FAR which would translate into approximately 9,504.1 sq.ft. of additional residential floor area (subject to survey), bringing the total maximum FAR of the site to 1.5. The applicant has indicated that they will not likely pursue the additional density due to the townhouse form they are considering at this time, but it is noted that pursuance of density bonusing remains an option open to the applicant up until the point a plan of development suitable for presentation to a Public Hearing is achieved.
- 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 Arcola Street to the corner of Griffiths Avenue abutting the development site and the adjacent 7006 Griffiths Avenue to its final Town Centre

standard 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.

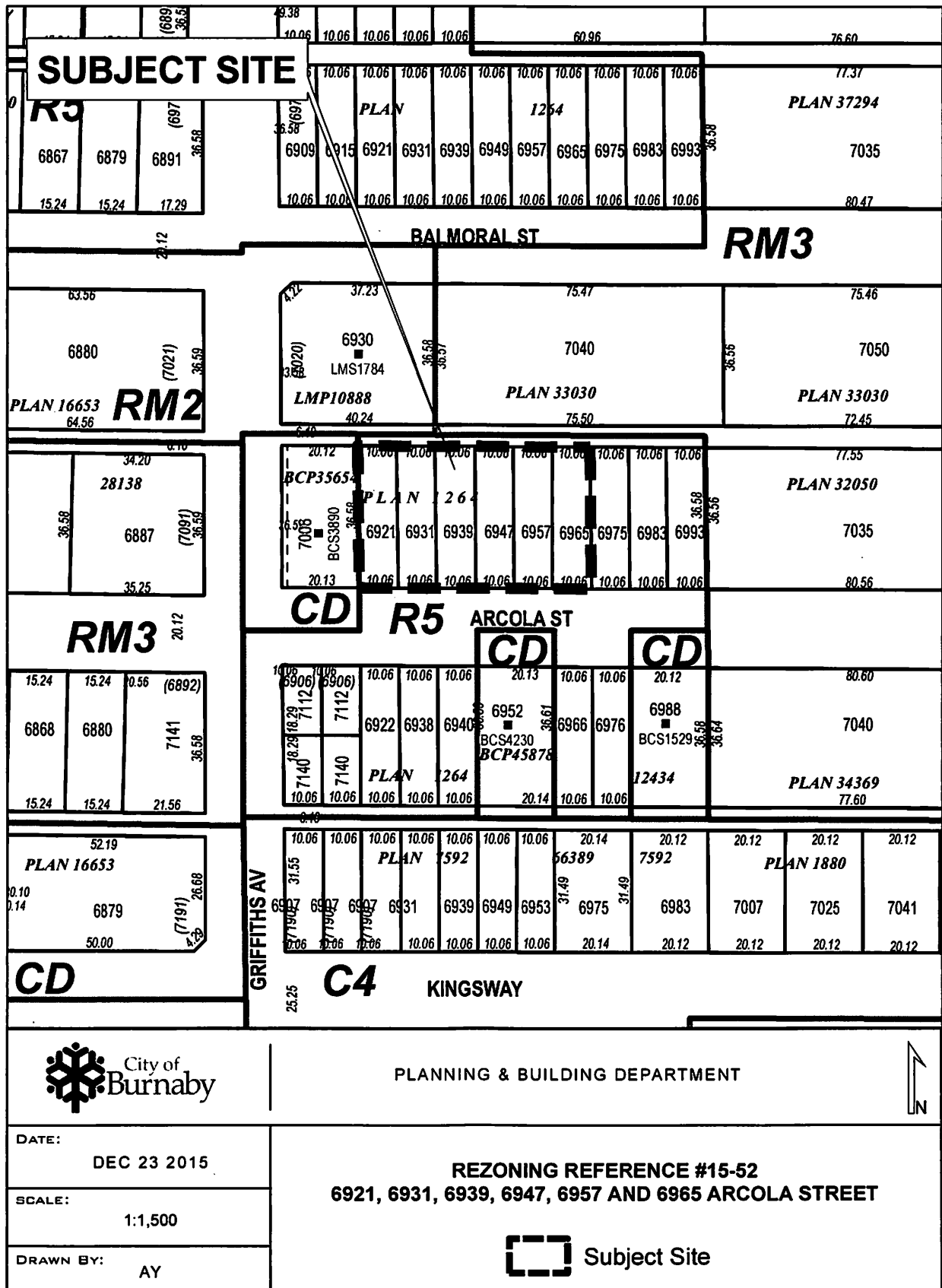
## 5.0 RECOMMENDATIONS

1. **THAT** the 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.
2. **THAT** a copy of this report be sent to the owners of 6975, 6983, 6993 and 7035 Arcola Street.

*L.P.*

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

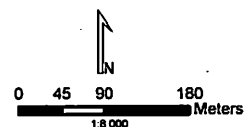
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on December 29, 2015

Sketch #2

December 14, 2015

The Director of Planning  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Subject: Letter of Intent - Rezoning Application

Dear Director,

We at Kingswood Real Estate Management Inc. hereby submit our application for rezoning for the properties located at the following addresses:

REF	ADDRESS	LEGAL
1	6921 Arcola Street, Burnaby BC V5E 1H5	Lot 20 Block B District Lot 95 Group 1 New West. District Plan 1264
2	6931 Arcola Street, Burnaby BC V5E 1H5	Plan NWP 1264 DL 95 L 19 LD 36 Block B Group 1
3	6939 Arcola Street, Burnaby BC V5E 1H5	Plan NWP 1264 DL 95 L 18 LD 36 Block B Group 1
4	6947 Arcola Street, Burnaby BC V5E 1H5	Plan NWP 1264 DL 95 L 17 LD 36 Block B Group 1
5	6957 Arcola Street, Burnaby BC V5E 1H5	Plan NWP 1264 DL 95 L 16 LD 36 Block B Group 1
6	6965 Arcola Street, Burnaby BC V5E 1H5	Plan NWP 1264 DL 95 L 15 LD 36 Block B Group 1

We apply to rezone the above listed properties from **R5** to **CD (based on RM3 and the Edmonds Town Centre Plan)**. We are proposing to develop 22 new 3 storey residential townhomes with one level of underground parking.

Your consideration of this request is appreciated. Let us know if you may have any questions or concerns.

Sincerely,



Ketan Ladva  
Director  
Kingswood Real Estate Management Inc.  
Phone: 604-937-3630  
E-mail: ketan@kingswood.ca