

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-48 2016 MARCH 30

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** South Seas Developments Ltd.
4521 Neville Street
Burnaby, BC V5J 2G4
(Attention: Gurpreet Rakhra)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 97, Group 1, NWD Plan 4674
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan as guidelines)
- 1.3 Address:** 7349 Gilley Avenue
- 1.4 Location:** The subject site is located on the southwest corner of Gilley Avenue and Beresford Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 32.2 m (106 ft.), a depth of approximately 67.3 m (221 ft.) and an area of approximately 2,165.1 m² (23,305 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 ground oriented townhouse development with one level of underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the southwest corner of Gilley Avenue and Beresford Street (see *attached* Sketch #1). The site is currently improved with an older single-family dwelling and car rental business. Directly to the south are older industrial properties utilized as construction offices and smaller industrial buildings under prevailing M2 zoning. To the west is an older

industrial building, beyond which is a new multiple family residential townhouse development approved under Rezoning Reference #11-13. To the east, across Gilley Avenue within the Edmonds Town Centre, are older industrial buildings. Directly north across Beresford Street is the Highland Park Line with older industrial and commercial properties beyond. Vehicular access to the site is currently from both Gilley Avenue and Beresford Street.

3.0 BACKGROUND INFORMATION

3.1 The subject site is located at the southwest corner of Gilley Avenue and Beresford Street (see *attached* Sketch #1). The site is within the Council-adopted Royal Oak Community Plan, and was intended as part of a five lot consolidation including the four properties to the south at 7379, 7399, 7413 and 7423 Gilley Avenue and an unopened road right-of-way to the west of these four properties, for rezoning to the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see *attached* Sketch #2).

3.2 The subject rezoning application is for 7439 Gilley Avenue only. The applicant has pursued the desirable assembly pattern under the Council-adopted Plan, but has been unsuccessful in acquiring additional area. Specifically, the applicant contacted the owner of the three properties to the south at 7379, 7399 and 7413 Gilley Avenue, along with the separate owner of the property beyond to the south at 7423 Royal Oak Avenue, with a view to acquiring the four properties; however, the owner of 7379, 7399 and 7413 Gilley Avenue has expressed that they do not wish to participate in the consolidated development of the site at this time.

The four properties to the south of the subject site would be able to proceed as part of a future Comprehensive Development rezoning for a medium density multiple family residential development utilizing the RM3 Multiple Family Residential as a guideline. The resultant subject site also meets the minimum lot area and width requirements for future RM3 development in line with the adopted Plan. As such, multiple-family development at 7439 Gilley Avenue utilizing the CD Comprehensive Development District with the RM3 District as a guideline is supported.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the Royal Oak Community Plan and the RM3 Multiple Family Residential District as guidelines) in order to permit the construction of an infill multiple-family residential development of up to three-stories. The maximum FAR is 1.1 with full underground parking.

4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:

- the construction of Gilley Avenue to a 15.2m pavement width and the construction of new curb, gutter and a separated sidewalk with boulevard grass, and street trees on the west side across the development frontage; and,
- the construction of Beresford Street to an 8.5m pavement width with curb and gutter on both sides, and the construction of a new separated sidewalk, and street trees on the south side across the development frontage.

Road dedications of approximately 4.58m on Beresford Street and 2.13 m on Gilley Avenue, to be confirmed by a geometric drawing, will be required for road widening and separated sidewalk provisions.

- 4.3 Undergrounding of the existing overhead wires abutting the site along Beresford Street is required.
- 4.4 A tree survey of the site will be required to determine the suitability of preserving any of the existing trees. Any trees identified for removal over 20cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.5 Due to the subject site's proximity to Gilley Avenue and the Expo SkyTrain Line, an accoustical study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but not be limited to, a restriction on the enclosure of balconies, ensuring compliance with the approved accoustical study, and that all handicap accessible stalls remain as common property.
- 4.7 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.8 The submission of a Site Profile and resolution of any arising requirements will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.12 Applicable Development Cost Charges include those for Parkland Acquisition, GVS&DD Sewerage and School Site Acquisition.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

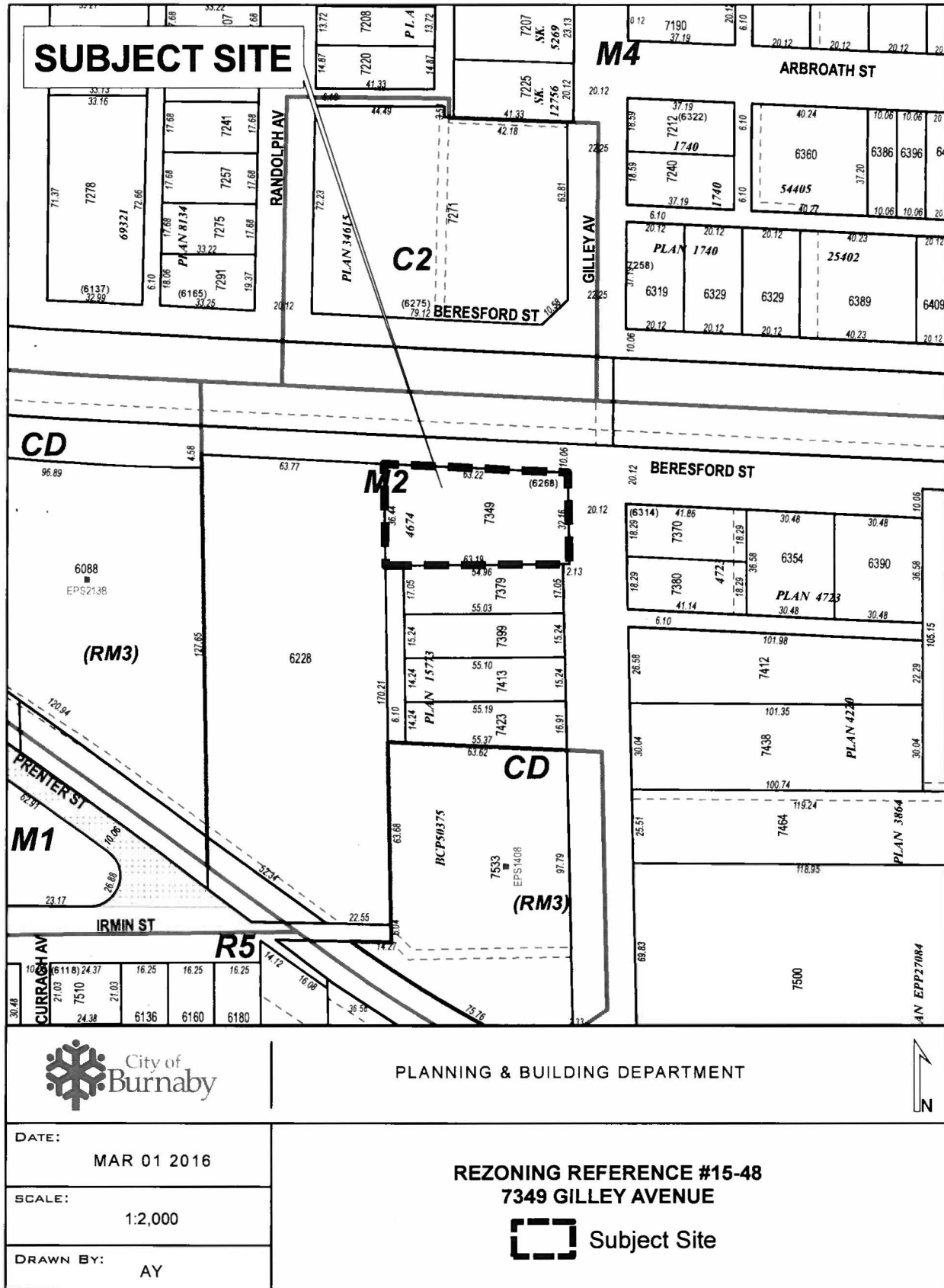
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** copies of this report be sent to the owners of 7379, 7399, 7413, and 7423 Gilley Avenue.

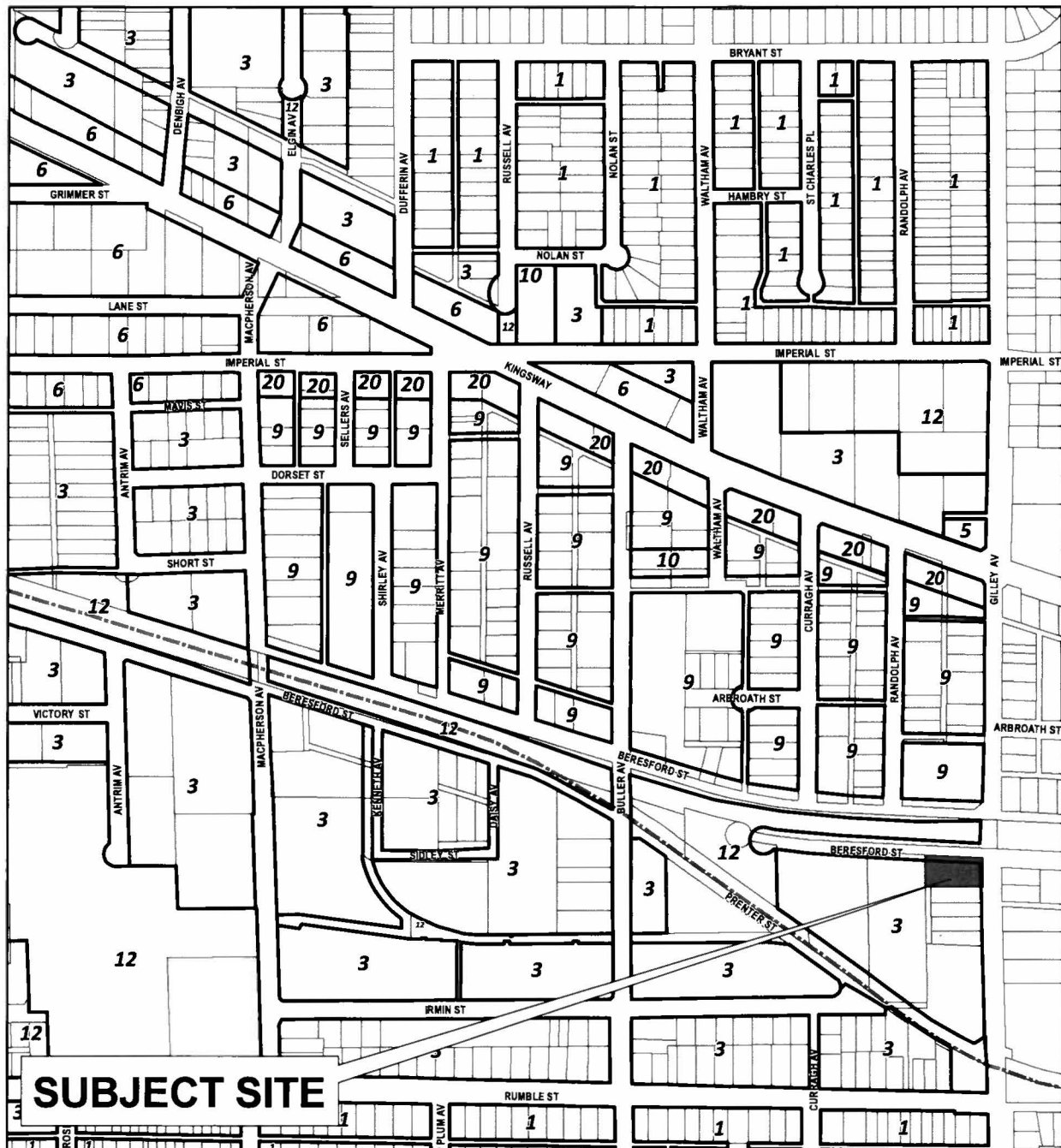
LP.

GT:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk





SUBJECT SITE

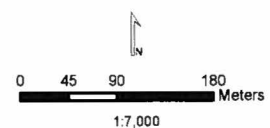
Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use





City of Burnaby | 2015-2016 | 1000 339-4746

4501 Keele Street
Burnaby, B.C. V5J 2G9
(604) 339-4746

LETTER OF INTENT

City of Burnaby
4949 Canada Way, Burnaby, B.C, V5G 1M2
October 30 2015

Attention: Lou Pelletier, Director of Planning; Grant Taylor, Community Planner
Re: Rezoning Application
7349 Gilley Avenue, Burnaby, BC
To Whom It May Concern:

We have recently entered into a contract to purchase the subject property from the current owner and based on our review of the designated bylaw, Royal Oak Community Plan and discussions with the City staff, we would like to apply to rezone the subject property from the existing M2 District to the CD (RM3) District, in order to allow us to construct a ground-oriented townhouse development with one level of underground parking, to a maximum allowable density of 1.1 FAR.

City staff had also made it clear that we would have to attempt to consolidate the subject property with adjacent lots for a larger consolidated site. We have approached the adjacent property owner several times, but have been unsuccessful in securing those lots due to a disinterested vendor. Given that the subject property meets the minimum lot area for RM3 development, after required dedications, and the fact that the remaining lots in the block, once consolidated, will also have sufficient area to be developed independently, please accept the proposal for a townhouse development.

I look forward to working with City staff on this development project and hope to build a high-quality building on the subject property.

Yours truly,

Gurpreet Rakhra