

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-59 2016 MARCH 30

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Karan Biring
280 – 2010 East 48th Avenue
Vancouver, BC V5P 1R8
- 1.2 **Subject:** Application for the rezoning of:
Lots 19 to 22, Block A, DL 95, Group 1, NWD Plan 1264
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)
- 1.3 **Address:** 6909, 6915, 6921 and 6931 Balmoral Street
- 1.4 **Location:** The subject site is located at the northeast corner of Balmoral Street and Griffiths Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is 40.24 m (132 ft.) wide by 36.58 m (120 ft.) deep, with an area of 1,472 m² (15,844.5 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 ground oriented townhouse development with one level of underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject development site is comprised of four properties and is located at the northeast corner of Balmoral Street and Griffiths Avenue. The properties are all currently zoned R5 Residential District and each is improved with an older single family dwelling in fair condition. Single family dwellings are located to the west across Griffiths Avenue, to the north across the lane, and immediately adjacent to the east. Three storey apartment buildings are located to the south across Balmoral Street.

3.0 BACKGROUND INFORMATION

The subject properties are located within Sub-Area 1 of the Council-adopted Edmonds Town Centre Plan. The properties are intended to form part of a five lot assembly 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 has made efforts to include the adjacent single family dwelling at 6939 Balmoral Street in the development site, but the owner is not interested in selling at this time. As the resultant four lot assembly does not meet the minimum area requirements of the RM3 District, the applicant is requesting rezoning to the CD Comprehensive Development District, using the RM2 Multiple Family Residential District as a guideline, which would allow for the smaller site to conform to the Zoning Bylaw. The applicant is proposing to construct a three-storey townhouse development with one level of underground parking and a maximum floor area ratio (FAR) of 0.9. Vehicular access to the site would be from the lane. The proposed form of development is consistent with the Edmonds Town Centre Plan.
- 4.2 With respect to the redevelopment potential of 6939 Balmoral Street, this property could be consolidated in the future with one or more adjacent single family dwellings to the east for RM2 or RM3s District development, depending on the total site area achieved. It is recommended that a copy of this report be sent to the owner of 6939 Balmoral Street for information.
- 4.3 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 Balmoral Street and Griffiths Avenue abutting the development site to its final Town Centre standard, including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.
- Any required dedications along the Balmoral Street and Griffiths Avenue frontages will be determined by a detailed geometric and noted in a future report to Council.
- 4.4 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.5 There are no trees suitable for retention on the site. Any trees over 20 cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.6 The submission of a detailed plan of an engineered Sediment Control System will be required.

- 4.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.9 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.
- 4.10 The developer is responsible for the undergrounding of overhead wiring abutting the site on Griffiths Avenue.
- 4.11 The Parkland Acquisition Charge, GVS&DD Sewerage Development Charge, and School Site Acquisition Charge apply.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

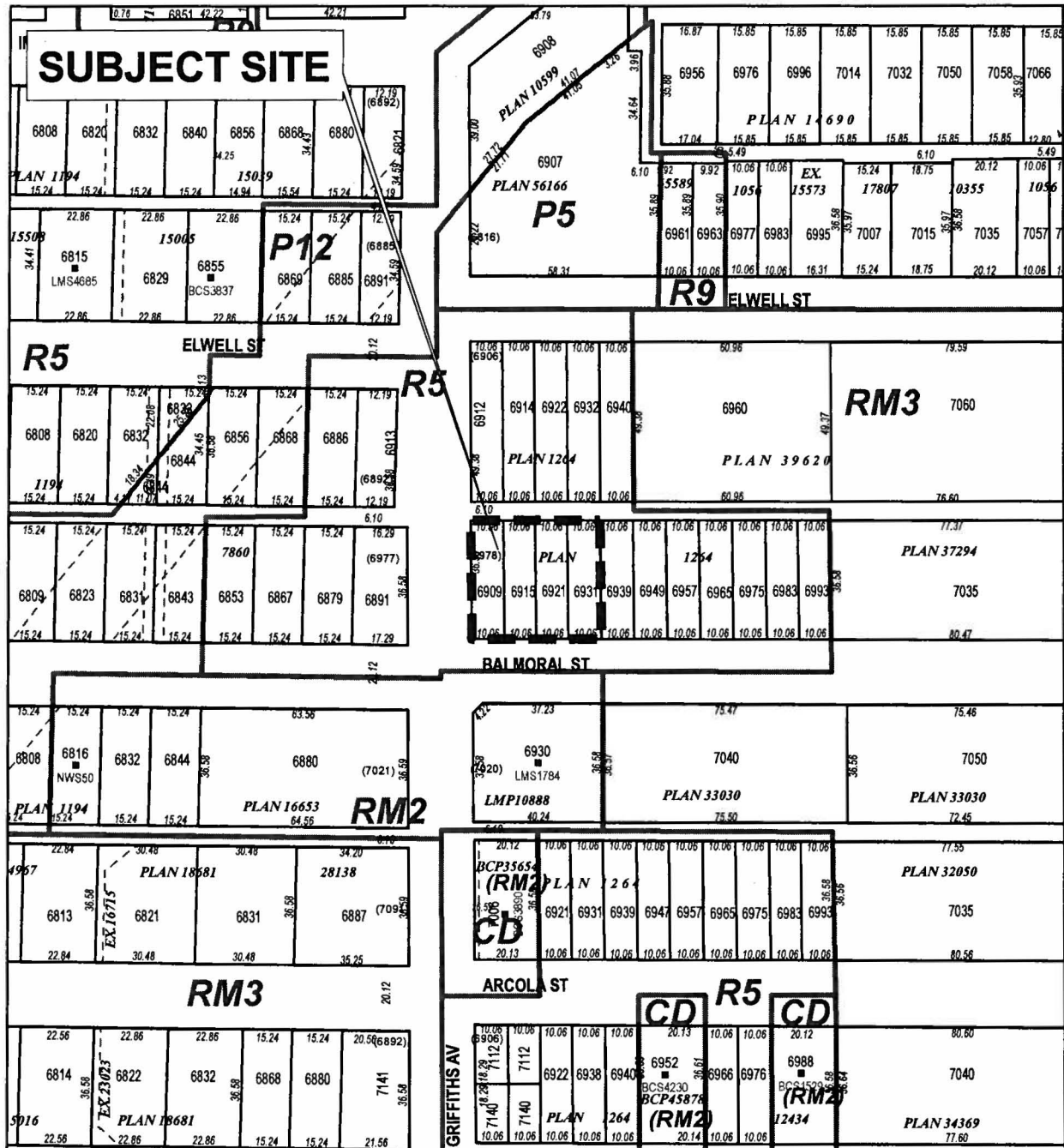
5.0 RECOMMENDATIONS

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 owner of 6939 Balmoral Street.

LP

KH:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk




PLANNING & BUILDING DEPARTMENT

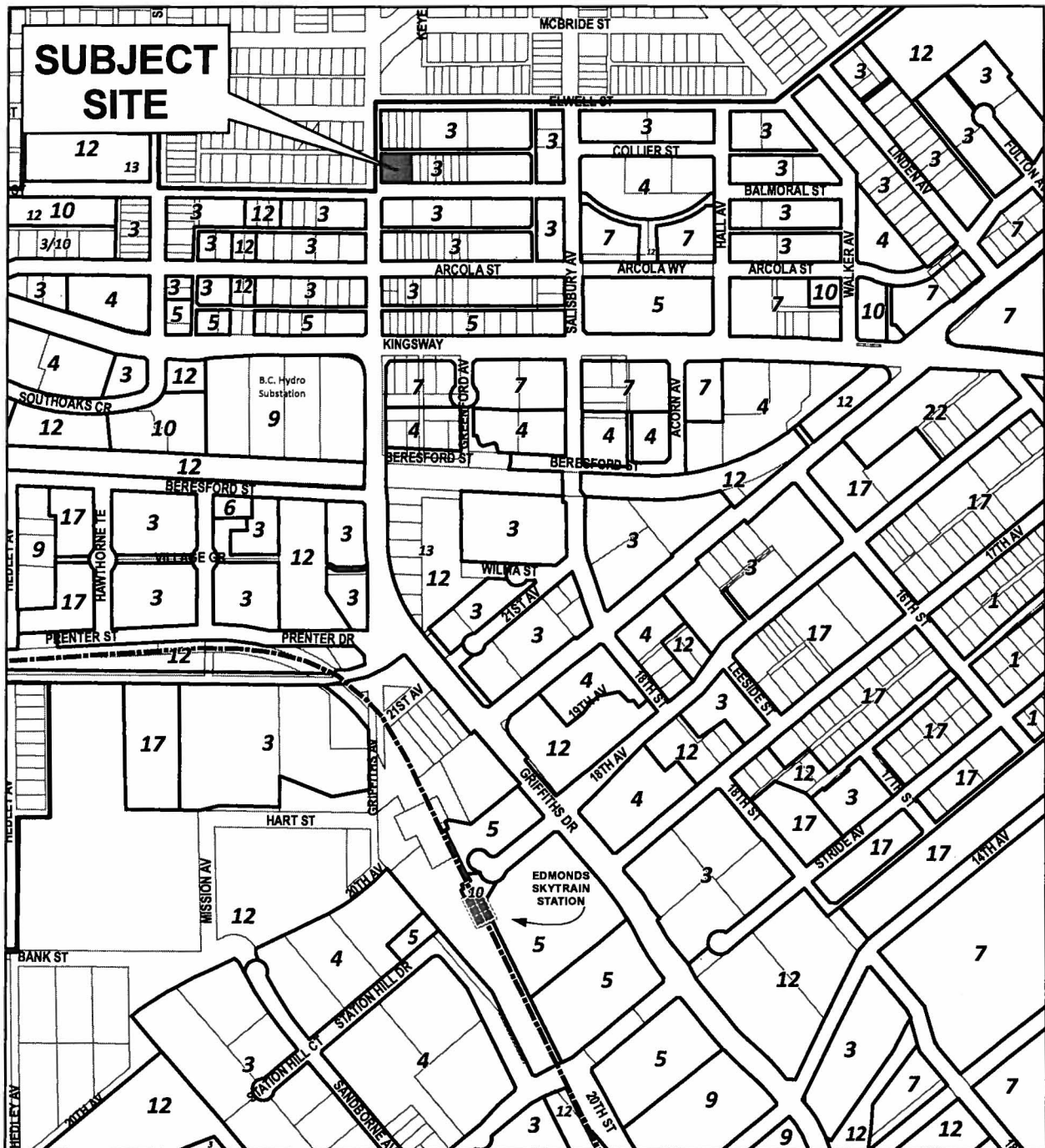


DATE:	MAR 01 2016
SCALE:	1:2,000
DRAWN BY:	AY

REZONING REFERENCE #15-59
6909, 6915, 6921 AND 6931 BALMORAL STREET

 Subject Site

Sketch #1



- 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

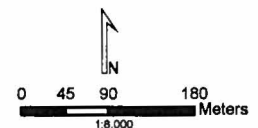
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



To,
The Director,
Planning Department,
City of Burnaby.

December 28, 2015

Re. 6909-6931 Balmoral St.

Dear Sir,

We have been in the process of consolidating the subject lots and have recently confirmed that an adjacent 5th lot at 6939 Balmoral St. is not available for purchase at this time. Based on our review of the designated bylaw, the area plan and our discussions with City staff, we would like to proceed to apply to rezone the subject four properties from the existing R5 to CD (RM2), to allow us to construct a three storey ground oriented townhouse development with one level of underground parking.

The subject 4 properties are located in the heart of the Edmonds Town Centre Area at the intersection of Balmoral St. & Griffiths Ave. and once consolidated will measure 132' x 120' with a gross area of 15,840 sq.ft. We were informed by City staff that the inclusion of another adjacent fifth lot would allow us to apply for a rezoning based on CD (RM3) which would give us the benefit of higher density. We have made numerous attempts to purchase the adjacent lot but have been unable to do so at this time. I have attached the correspondence related to our offer with this application.

We would now like to proceed with the four lots which we already have, in line with the CD (RM2) proposal with a total proposed FAR of .9 which will give us a gross floor area of 14,256 sq.ft. We propose to have around 12 ground oriented townhouse style units over one level of underground parking which will have access from the adjacent lane. City staff, have also confirmed, that there are no further dedications required for pursuing this proposed development and that no additional density is available beyond what is available under the RM2 guidelines.

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

Thanks,

Yours truly,

A handwritten signature in blue ink, appearing to read 'Karan Biring', with a stylized flourish at the end.

Karan Biring