

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-18
2016 MAY 25

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Fairwater Properties Ltd.
301 – 3185 Willingdon Green
Burnaby, BC V5G 4P3
- 1.2 Subject:** Application for the rezoning of:
Lot 2, DL 29, Group 1, NWD Plan 4900; Lot 84, DL 29, Group 1,
NWD Plan 50533
- 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:** 7447 and 7453 14th Avenue
- 1.4 Location:** The subject site is located on the north side of 14th Avenue between Kingsway and Mary Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 40.02 m (131 ft.), a depth of 60.96 m (200 ft.), and a total area of approximately 2,440.57 m² (26,270 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 townhouse development with underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two properties and is located on the north side of 14th Avenue between Kingsway and Mary Avenue (see *attached* Sketch #1). Each property is currently improved with a single family dwelling that is in poor condition. To the north, east and south across 14th Avenue are multiple-family developments. Immediately to the west is a single family dwelling and abutting redundant road right-of-way, and across the road right-of-way are newer

two-family dwellings and a small commercial development fronting Kingsway beyond. Vehicular access to the site is from 14th Avenue.

3.0 BACKGROUND INFORMATION

The subject site, located within the Sub-Area 2 of the Council-Adopted Edmonds Town Centre Plan, is intended to form a two-lot consolidation for Comprehensive Development based on RM2 Multiple Family District guidelines (see *attached* Sketch #2). To the west, the properties at 7439, 7429, 7421 14th Avenue and two properties addressed 7590 Kingsway, as well as the adjacent redundant road right-of-way, are identified for consolidation and rezoning to the Comprehensive Development based on RM2 Multiple Family Residential District and C1 Neighbourhood District guidelines. However, due to the newer two-family dwellings located within that desired assembly at 7421 and 7429 14th Avenue, the full five-lot consolidation will not likely be achieved in the near to medium term. As an alternative, 7439 14th Avenue could be consolidated with the subject site, and the applicant has presented a written offer to purchase the property, however, the property owner has not indicated an interest in selling at this time. It is noted that 7439 14th Avenue could also be redeveloped independently with the adjacent redundant road right-of-way as a townhouse development under Comprehensive Development rezoning based on RM2 Multiple Family District guidelines. It is recommended that a copy of this report be sent to the property owner at 7439 14th Avenue, for information purposes.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines) in order to permit the construction of a townhouse development with underground parking, to a maximum Floor Area Ratio of 0.9. Vehicular access to the site will be from 14th Avenue.
- 4.2 A public pedestrian walkway is located within a 4.6m wide statutory right-of-way along the eastern portion of the site between Humphries Court and 14th Avenue.
- 4.3 The Director Engineering will be requested to provide an estimate for all site servicing, which may include, but is not necessarily limited to, any necessary improvements to the 14th Avenue frontage, and upgrading of the existing north-south pedestrian walkway to a 3m pavement width with lighting.
- 4.4 Due to the site's proximity to Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.5 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.6 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.

4.7 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.

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.
c) School Site Acquisition Charge of \$800 per unit.

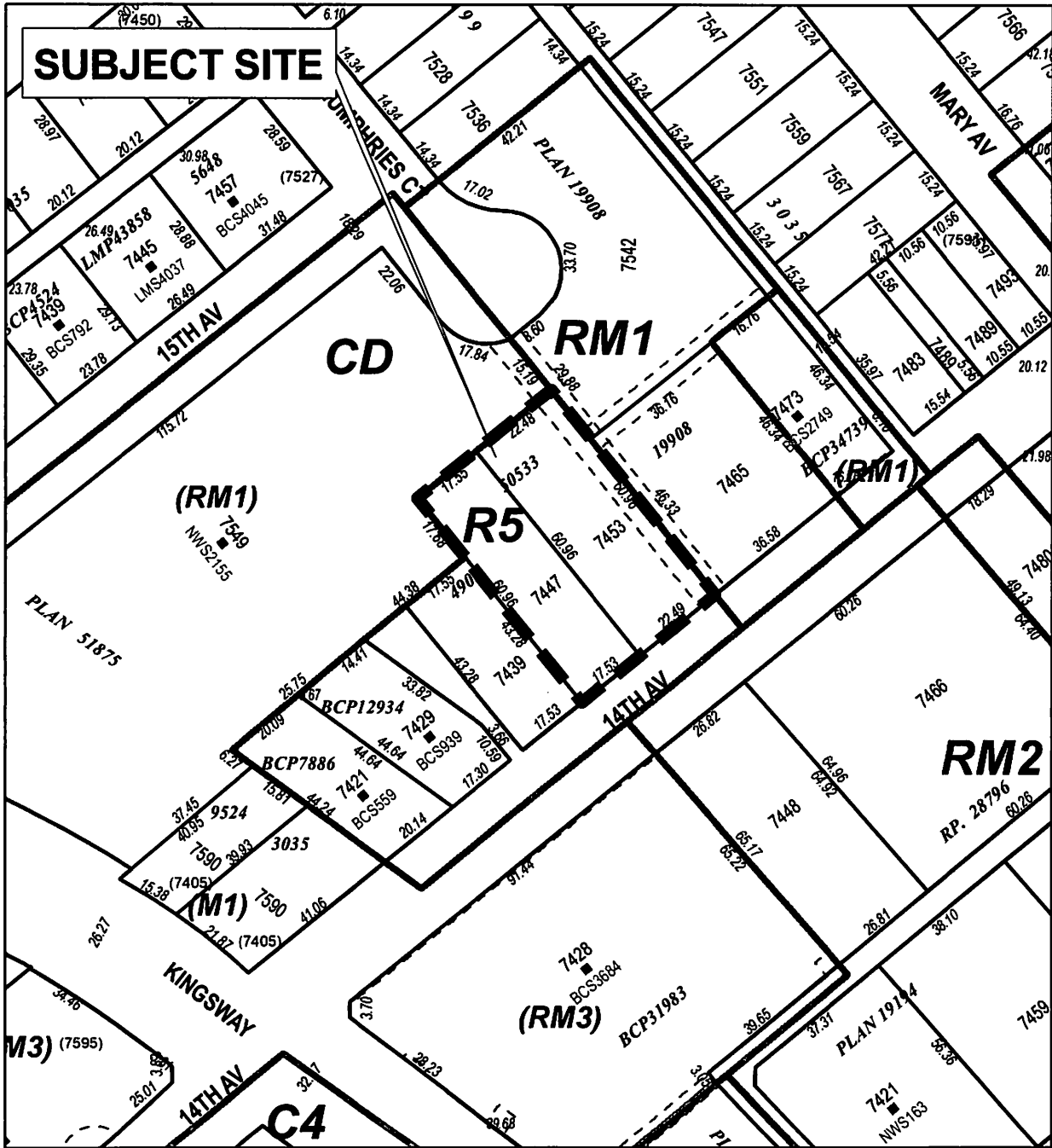
4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** a copy of this report be sent to the property owner at 7439 14th Avenue, for information purposes.
2. **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
SMN:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
MAY 10 2016

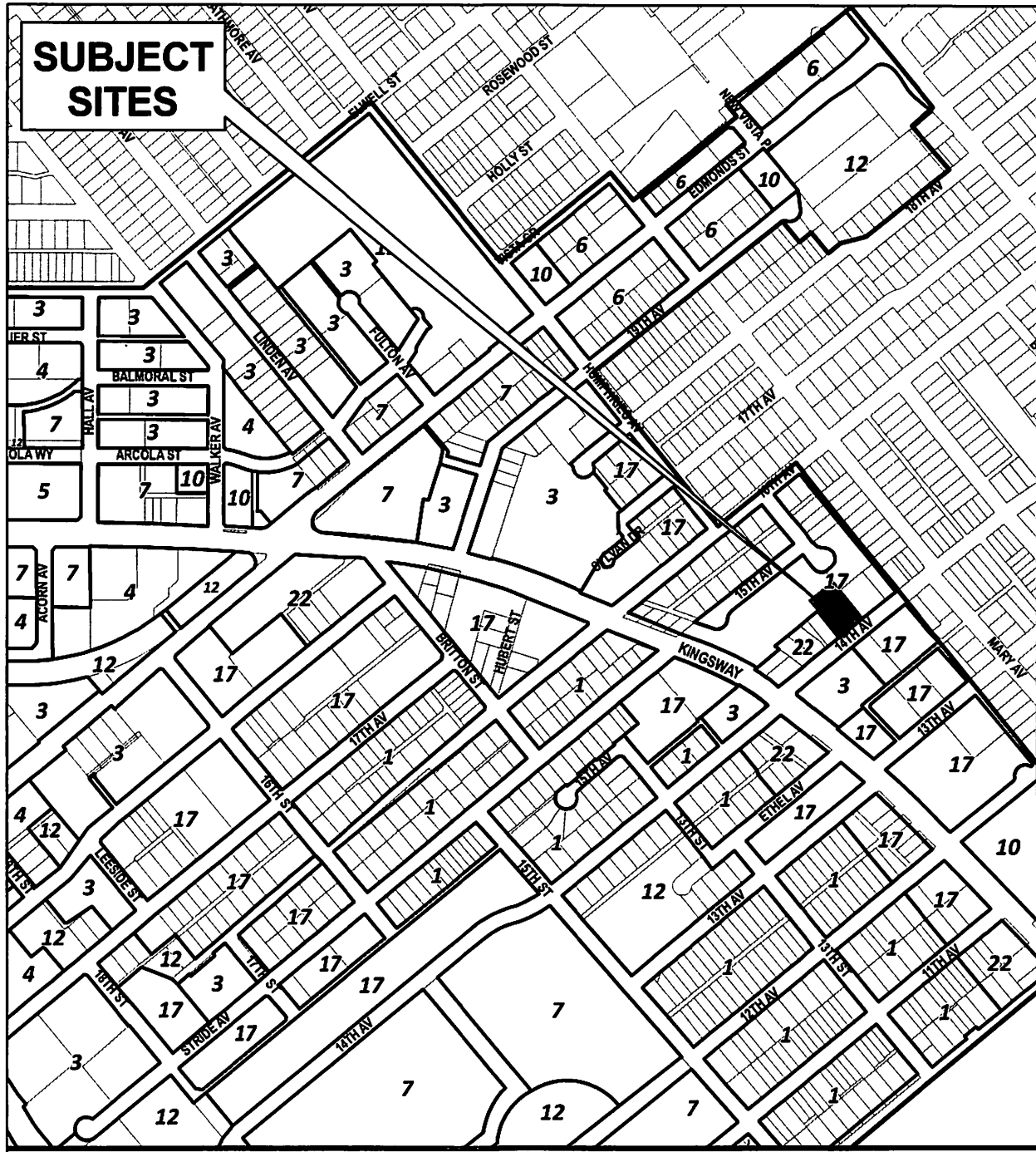
SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #16-18
7447 AND 7453 14TH AVENUE

 Subject Site

SUBJECT SITES



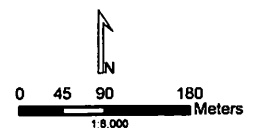
- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

**Edmonds Town Centre Plan
Development Guidelines**



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



April 21, 2016

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 Fairwater Properties Ltd.. hereby submit our application for rezoning for the properties located at the following addresses:

REF	ADDRESS	LEGAL
1	7447 14 th Avenue, Burnaby, BC V3N 1Z8	LOT 2 DISTRICT LOT 29 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4900
2	7453 14 th Avenue, Burnaby, BC V3N 1Z8	LOT 84 DISTRICT LOT 29 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 50533

We apply to rezone the above listed properties from R5 to CD (based on RM2 and the Edmonds Town Centre Plan). We are proposing to develop 20 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
Fairwater Properties Ltd.
Phone: 604-937-3630
E-mail: ketan@kingswood.ca