

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-20
2016 MAY 25

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** F & T Holdings Inc.
3989 McGill Street
Burnaby, BC V5C 1M4
Attn: Frank Oliverio
- 1.2 Subject:** Application for the rezoning of:
Lot 1 Except: Part Subdivided by Plan 19297, Block G, DL 127,
Group 1, NWD Plan 1254
- From:** RM3 Multiple-Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple-Family Residential District and Capitol Hill Area Development Plan as guidelines)
- 1.3 Address:** 420 (422) Delta Avenue
- 1.4 Location:** The subject site is located on the southeast corner of Delta Avenue and Hastings Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Hastings Street of approximately 24.29 m (80 ft.) and an area of approximately 877.87 m² (9,449 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 three-storey townhouse development with four units.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located on the southeast corner of Delta Avenue and Hastings Street and is within the Council-adopted Capitol Hill Plan Area (see *attached* Sketches #1 and #2). Immediately to the east is an older two-storey building with ground floor commercial and residential above and a number of older apartment buildings beyond. To the west, across Delta Avenue, and to the south, across the lane, are single-family dwellings. To the north, across Hastings Street, are two vacant City-owned lots and a single-family dwelling with an established single-family and two-family neighbourhood beyond.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is currently improved with an older two-family dwelling, constructed in 1947. Vehicular access is from the lane. The property is currently zoned RM3 Multiple-Family Residential District and is designated for medium-density multiple-family development under the Capitol Hill Area Plan.
- 3.2 On 2012 August 27, Council granted Final Adoption to Rezoning Reference #11-27 to permit commercial use of the main floor of the existing apartment building located adjacent to the subject site at 4908 Hastings Street.
- 3.3 The applicant has presented a written offer to purchase the adjacent property to the east of the subject site at 4908 Hastings Street, however, the property owners have not indicated an interest in selling at this time. As such, the applicant is proposing to develop the subject property on its own. Staff will continue to encourage the acquisition of the neighbouring property, and will inform Council of an expanded site prior to Public Hearing. However, if the adjacent property is unable to be acquired by the applicant, the advancement of the subject site on its own is supported.

4.0 GENERAL INFORMATION

- 4.1 The subject property is currently zoned RM3 (Medium Density Residential) District but does not meet the minimum site area of 1,670 m² (17,976.32 sq. ft.) for redevelopment of a three-storey multiple-family development. As such, the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Capitol Hill Area Plan as guidelines) in order to permit the construction of a four-unit townhouse development to a maximum Floor Area Ratio of 0.7 with parking at grade. Vehicular access to the site will be from the rear lane.

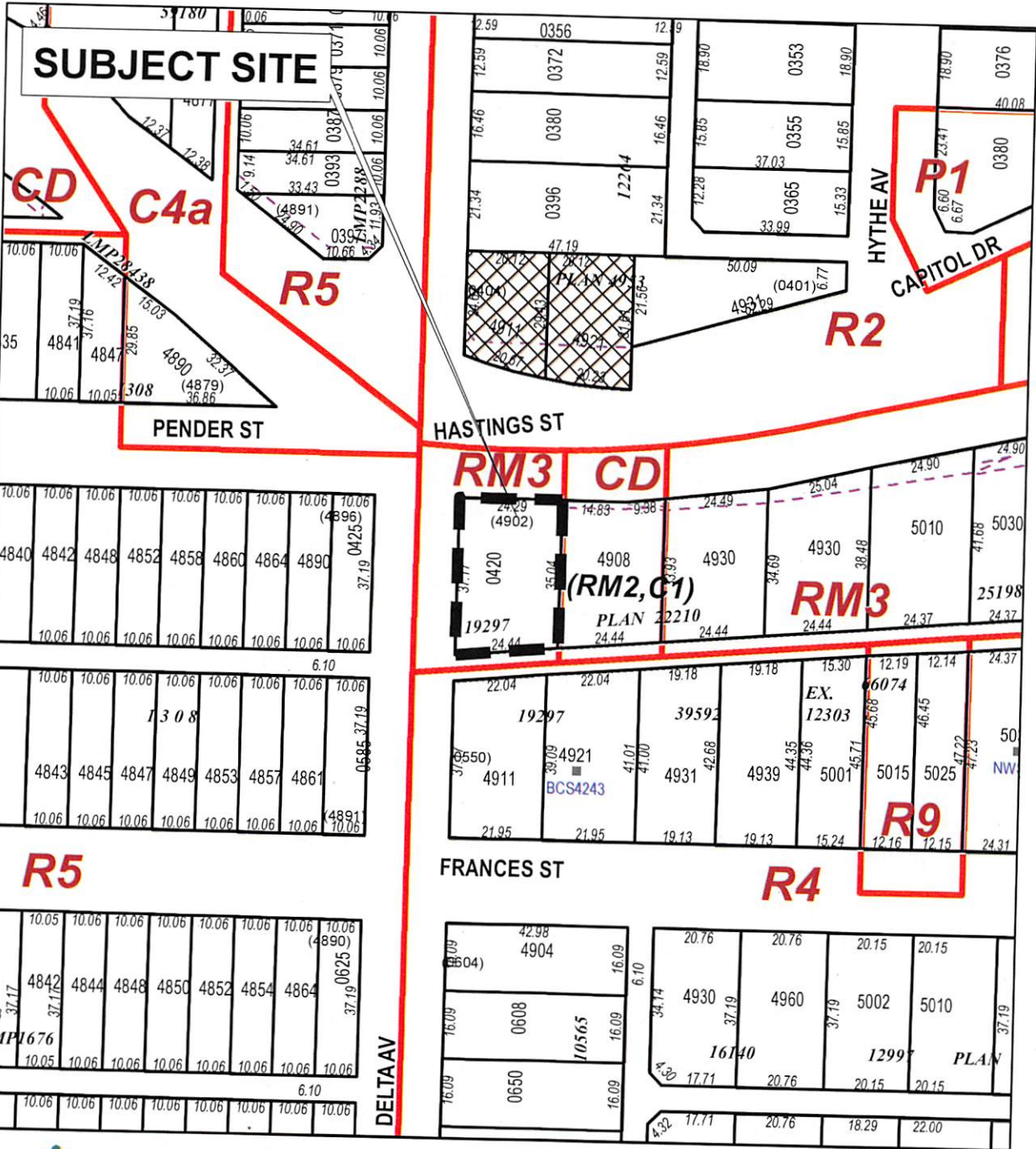
- 4.2 The Director of Engineering will be required to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to: provision of a separated sidewalk with boulevard grassing and street trees on Delta Avenue and Hastings Street across the development frontage.
- 4.3 The undergrounding of existing overhead wiring on the Delta Avenue frontage will be required.
- 4.4 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.5 Due to the project's proximity to Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 4.6 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 \$1,515 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.
- 4.7 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.
- 4.8 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 4908 Hastings Street.

JS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



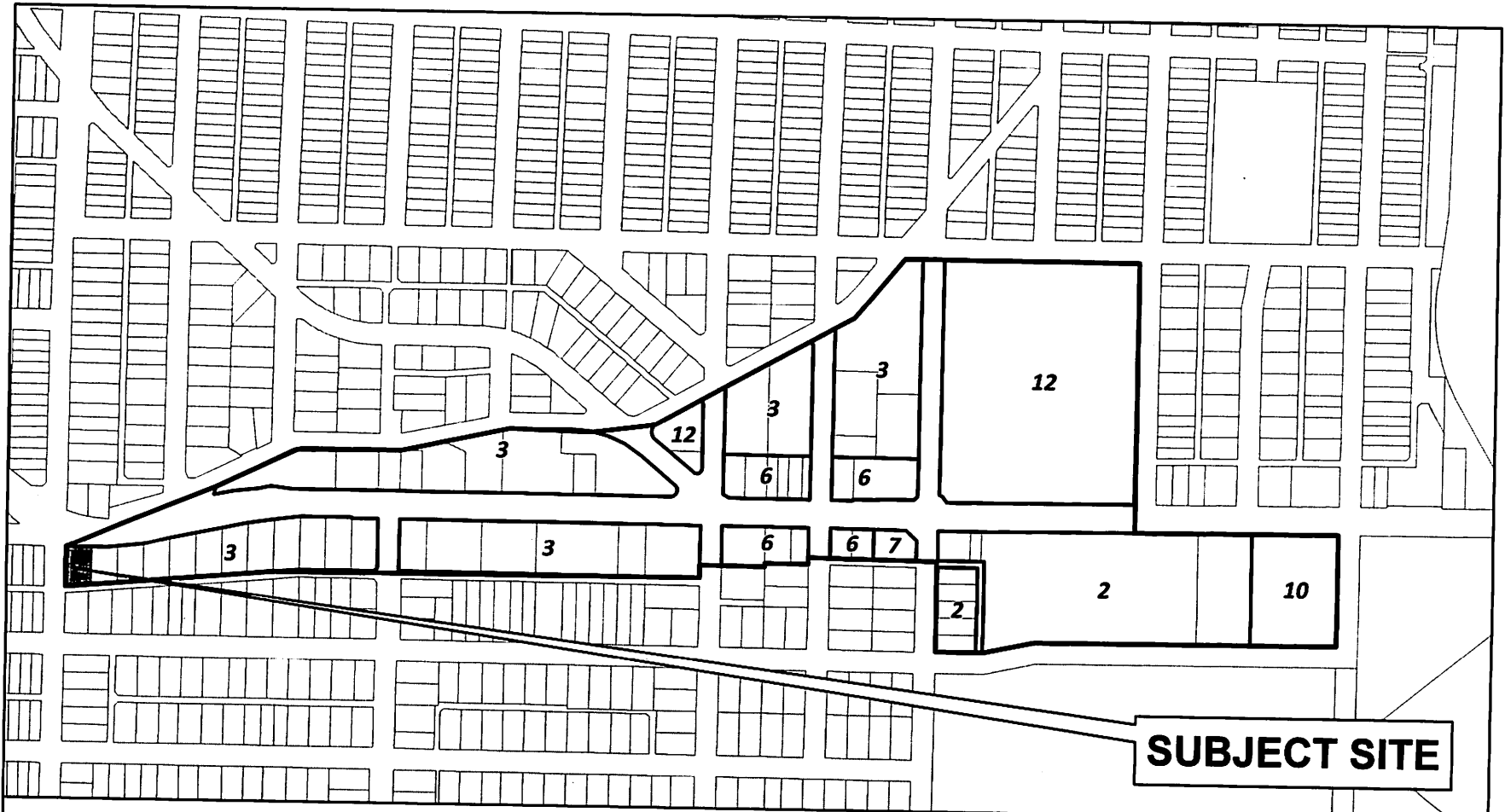
DATE: MAY 06 2016

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #16-20
420, 421 AND 422 DELTA AVENUE

 Subject Site  City-Owned Property



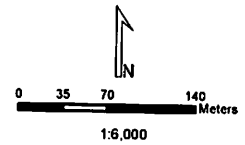
SUBJECT SITE

*Capitol Hill Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

- 2 Low Density Multiple Family Residential
- 3 Medium Density Multiple Family Residential
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional
- 12 Park and Public Use/ Public School



April, 2016

City of Burnaby, Council and Planning
4949 Canada Way
Burnaby, BC V5G 1M2

Letter of Intent

Re: Rezoning Application @ 420 - 422 Delta Street.

The property is located in the Capitol Hill – Urban Village, with a designation for Low Density Multiple Family Residential. The existing building is a small duplex dwelling that will be demolished. There is no Architectural merit or Heritage value to this structure.

The intent of this application is to secure permission from the City of Burnaby and Council, permission to rezone from the existing RM3 zone to RM2 through a new CD (Comprehensive Development) zone. The application would then follow the RM2 zoning By-laws with the exception of any variance required and supported by the Planning Department and Council.

The site area at 9,449 s.f. is relatively small and therefore will not support a development with underground parking. The subsequent 0.7 FSR will result in a 3 storey residential building with 4 dwelling units and required surface parking. The building should have a residential vernacular, but not attempt to replicate a single-family home.

Located at the far West of the Capitol Hill Village, the site flanks both Delta Street to the West and Hastings Street to the North. An open Laneway to the South and a small, free standing mixed use building to the East complete the immediate context of the Site. Across Delta Street to the West and the Lane to the South are Single Family dwellings.

The Architectural Design intent is to create a solution that is dynamic from all sides with special consideration to the design development from the Hastings and Delta viewpoints. Excellent view corridors to the Mountains to the North and to the City to the South create another exciting design opportunity.

We look forward to working with the Planning Department and Council to create a solution for this property that will enhance the context the neighbourhood, improve the aesthetic value of the site, and most important, create an environment of livability, affordability and sustainability for the occupants.

Thank you for the opportunity,



Frank Oliverio (Applicant)
F & T Holdings Inc.