

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-40 2016 SEPTEMBER 28

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kuldip Kaur Dhak
5778 Cedarwood Street
Burnaby, BC V5G 2K6
- 1.2 Subject:** Application for the rezoning of:
Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236
- From:** RM6 Hastings Village Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4040 Albert Street
- 1.4 Location:** The subject site is located on the south side of Albert Street, between Macdonald Avenue and Gilmore Avenue (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 15.24 m (50 ft.), a depth of 37.19 m (122 ft.), and a total area of 566.71 m² (6,100 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 four unit residential development with parking at grade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot at 4040 Albert Street and is currently occupied with an older single family dwelling. To the west is a four unit townhouse with a duplex beyond, both of which, were constructed in 1998. To the east is a legal non-conforming five unit rental building constructed in 1957, beyond which is a four unit townhouse constructed in 1994. To the north, across Albert Street, are two older 3 storey apartment buildings. To the south, across the lane, are older one and two-storey commercial developments fronting Hastings Street.

3.0 GENERAL INFORMATION

- 3.1** The subject property is currently zoned RM6 Hastings Village Multiple Family Residential District, however, the site does not meet the minimum site area for redevelopment of a multiple-family dwelling under that zoning district. As such, the applicant is requesting a

rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a four unit multiple-family development with parking at grade to a maximum Floor Area Ratio of 0.7. It is noted that similar rezoning applications for CD RM2 District multiple family infill development on 15.24 m (50 ft.) wide lots have been approved or are active for nearby properties in the 3800 and 3900 block of Pender Street. Vehicular access to the site will be from the rear lane.

- 3.2 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, cash-in-lieu for the provision of the final standard of Albert Street for new curb and gutters, separated sidewalks, street trees, and lighting.
- 3.3 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.
- 3.4 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.5 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.
- 3.6 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 \$826 per dwelling unit
 - c) School Site Acquisition Charge of \$800 per unit
- 3.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

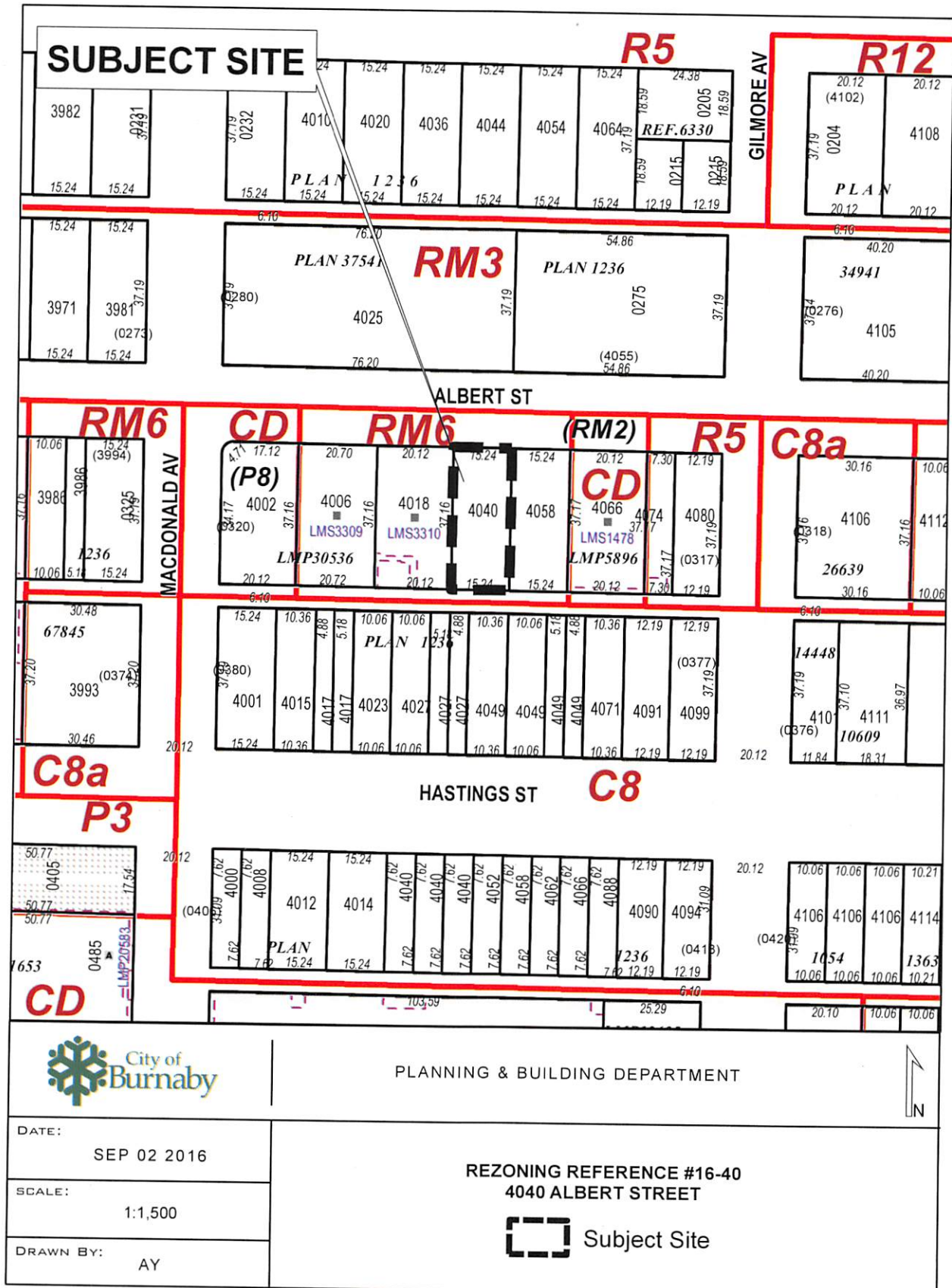
4.0 RECOMMENDATION

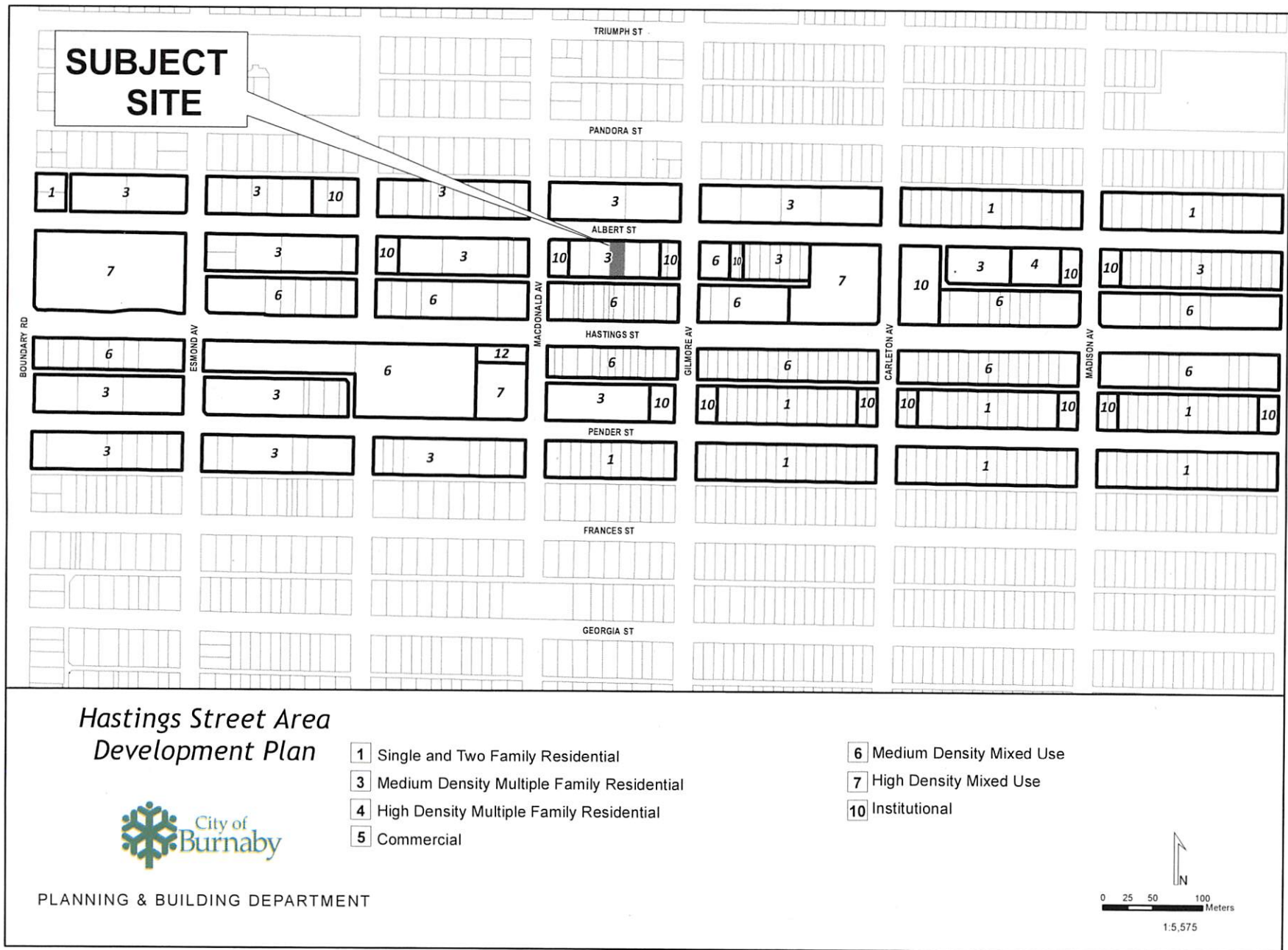
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LS:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk





22AUG2016

To: Mayor & Council

I (Kuldip Dhak) bought a property located at 4040 Albert Street, Burnaby, BC. The property is currently zoned as RM6 and we would like to get it rezoned to RM2 (4 units).

The existing home, which is well over 60 years old, will be demolished to make room for multiple-family dwelling. The South side of 4000 Block of Albert Street currently contains all multiple-family dwellings, consisting of 4 units or more and with the north side of the block having apartment buildings (more than 10 units each).

This is the only single family dwelling property on the block.

Property address: 4040 ALBERT ST BURNABY V5C 2E3

PID: PL NWP1236 LT 5 BLK 5 DL 116 LD 36

Kuldip Dhak

A handwritten signature in black ink that reads "Kuldip Dhak". The signature is written in a cursive, flowing style.