

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-04
2017 MARCH 29

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** iFortune Development Inc.
South 415 – 5811 Cooney Road
Richmond, BC V6X 3M1
(Attn: Eric Aderneck)
- 1.2 Subject:** Application for the rezoning of:
Lots' 1, 2 & 3, DL 32, Group 1, NWD Plan 18022
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines)
- 1.3 Address:** 6207, 6225 and 6243 Royal Oak Avenue
- 1.4 Location:** The subject site is located at the southwest corner of Royal Oak Avenue and Sanders Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, with approximate frontages of 48.5 m (159 ft.) on Royal Oak Avenue and 37.9 m (124 ft.) on Sanders Street, and a site area of approximately 1,845.4 m².
- 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.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three properties at 6207, 6225 and 6243 Royal Oak Avenue, all of which are currently accessed from the rear lane. The properties are occupied by three single family dwellings in fair to poor condition that were built between 1957 and 1958. The subject properties are zoned R5 Residential District.

Land uses adjacent to the subject site include Marlborough Elementary School to the north, three-storey apartment buildings to the west, and single and two family housing to the south and east.

3.0 BACKGROUND INFORMATION

The subject site is located within Sub-Area 5 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for medium density multiple family residential development under the CD Comprehensive Development District, using the RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines. The Draft Metrotown Downtown Plan, endorsed by Council on 2016 November 21, proposes to maintain the same medium density residential designation for the subject properties, using the RM3s District as a guideline.

Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject site from R5 Residential District to the CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines). The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development, which would take access from the rear lane.
- 4.2 In accordance with the CD (RM3s) District, the subject site would achieve a maximum residential density of 1.5 FAR, inclusive of the available 0.4 amenity density bonus. The Realty and Lands Division will be requested to provide an estimate of value for the bonus density.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements. Any necessary dedications along the Royal Oak Avenue and Sanders Street frontages will be determined by a detailed geometric and noted in a future report to Council.
- 4.4 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.5 Due to the subject site's proximity to Royal Oak, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.

- 4.6 The consolidation of the subject site into one legal parcel will be required.
- 4.7 The pursuance of Storm Water Management Best Practices in line with established guidelines will be required.
- 4.8 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.9 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.10 The provision of an on-site residential loading facility will be sought.
- 4.11 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

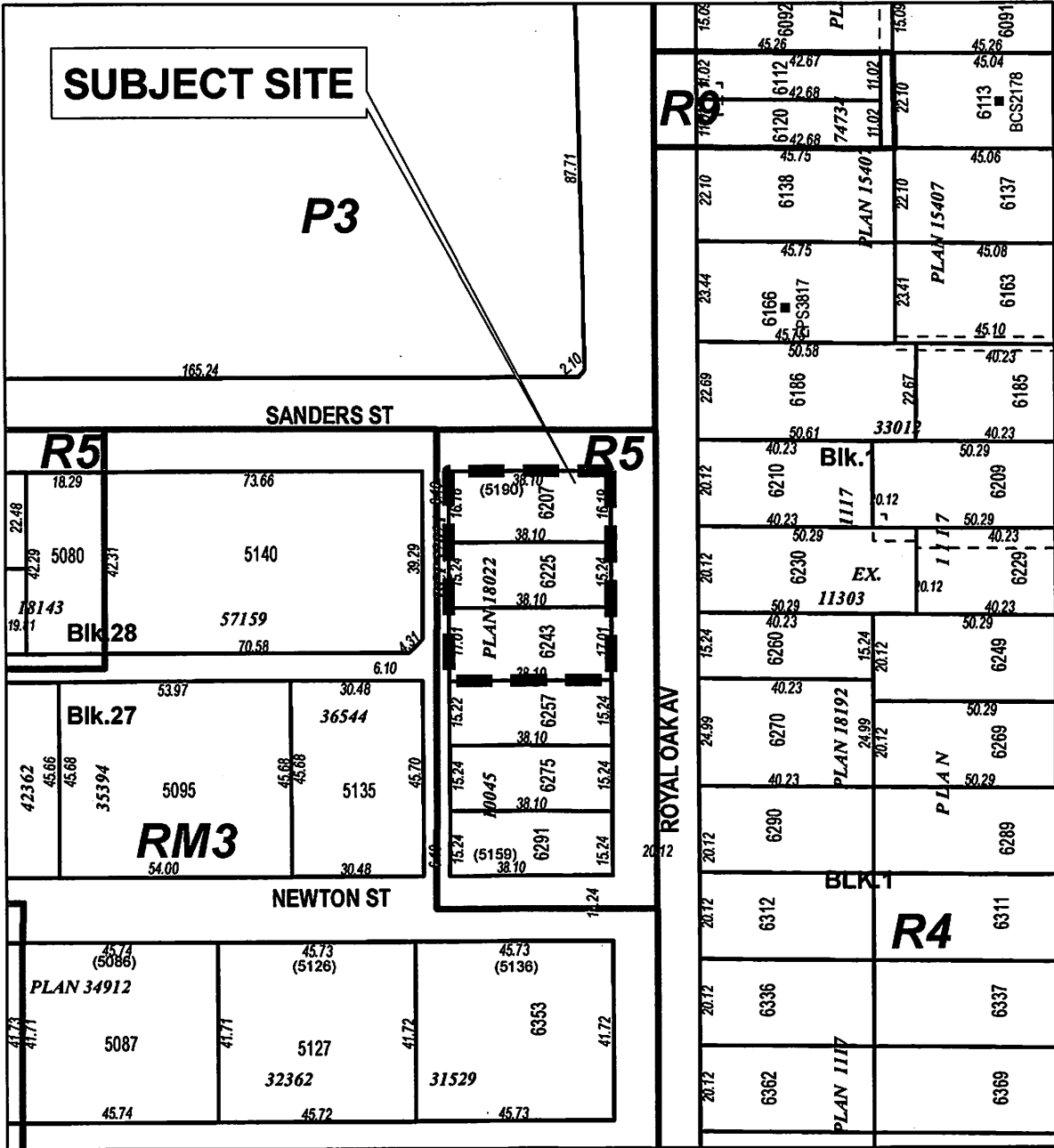
5.0 RECOMMENDATION

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

JD:spf
Attachments

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk



SUBJECT SITE

P3

R5

R5

ROYAL OAK AV

R9

SANDERS ST

NEWTON ST



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 07 2017

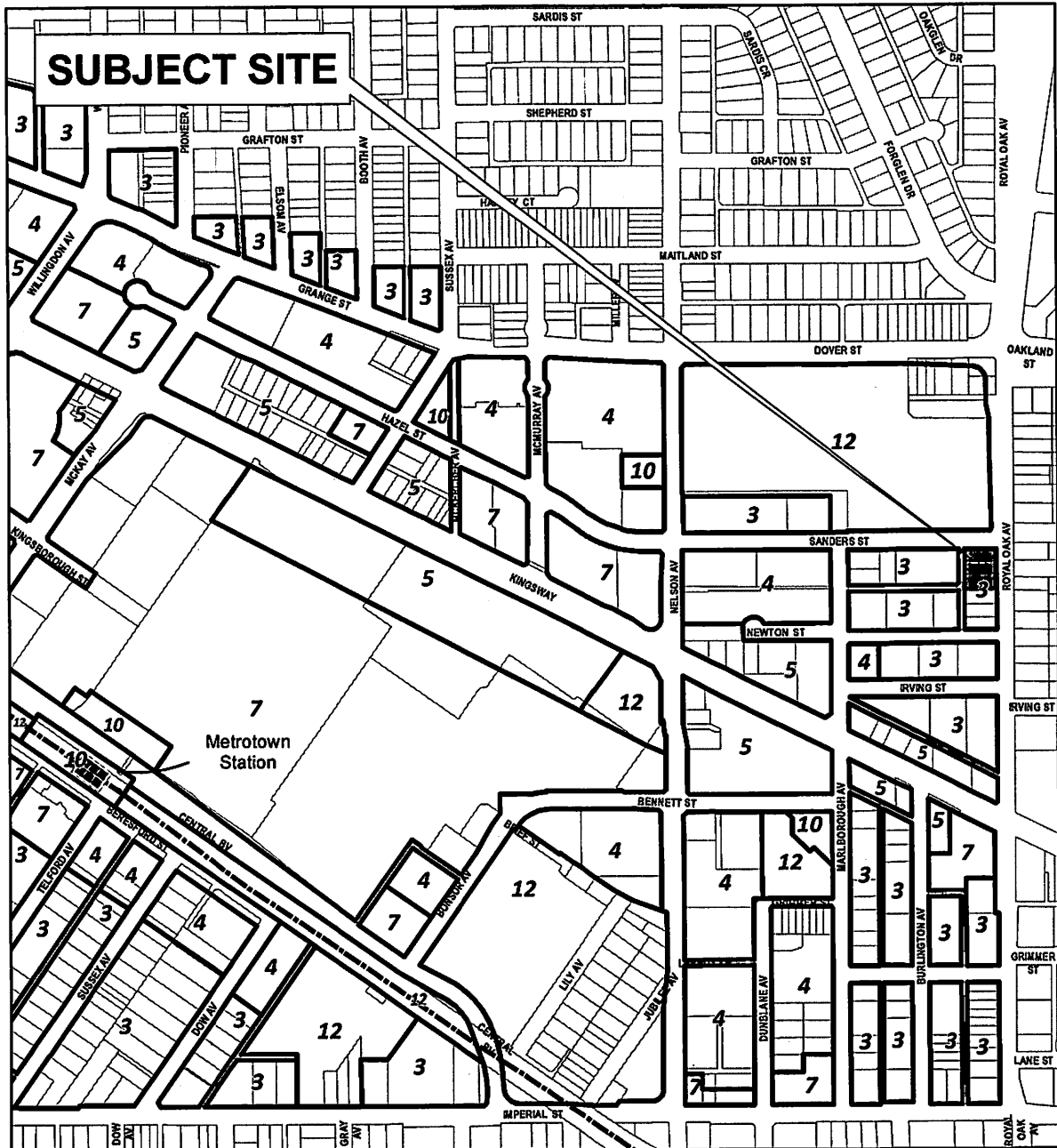
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REZONING REFERENCE #17-04
6207, 6225 AND 6243 ROYAL OAK AVENUE

Subject Site

Sketch #1

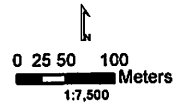


- | | |
|---|---|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



City of Burnaby
Planning and Building Dept

Metrotown Plan



Printed on March 7, 2017

Sketch #2

February 21, 2017

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

Re: Townhouse Development Application at 6207, 6225, 6243 Royal Oak Avenue, Burnaby

Attn: Jesse Dill, Community Planner

The development proposal is to rezone the site located at 6207, 6225, and 6243 Royal Oak Avenue to a CD zone based on RM3s (Multiple Family Residential District), which allows for a total density of 1.5 FAR, including 0.4 FAR of bonus density.

The site is within the Metrotown Downtown Plan and the proposal is consistent the Medium Density Residential designation identified in the draft Plan. The project is also supportive of Burnaby planning objectives to enhance the Regional City Centre, locate growth in areas with a range of uses and amenities, encourage transit and cycling, and provide a diverse supply of housing options.

The 0.18 hectare / 0.45 acre site currently has three older single detached houses, which will be removed. The proposal is to build a 3-level townhouse development. The development will offer a range of housing unit types, designs, and sizes, and include one level of underground parking, on-site amenities in the form of grade level patios and children's play area, as well as roof-top gardens and terraces with landscaping, taking advantage of views to the North Shore Mountains.

The development will respect the area context and the transition from higher density apartments to the west to singled detached houses to the east. Reflecting the location of the Marlborough Elementary School to the immediate north, the project will be designed to accommodate families who desire ground-oriented townhouses with 2 and 3 bedrooms. The project will be a positive contribution towards the infill development of this evolving and maturing part of Burnaby.

The design will address the street corner situation and improve curb appeal along Royal Oak Avenue and Sanders Street, while creating a visual separation and privacy for the townhouse units. The development will also provide a significant road dedication along Royal Oak Ave to accommodate the town centre street standard, which includes a four-lane road, boulevard, cycle track, rain garden, and sidewalks on both sides.

Detailed design drawings and additional supporting documentation including design rationale will be submitted through the following Subdivision / Consolidation and Preliminary Plan Approval processes.

We look forward to working with the City of Burnaby to advance this development application. If any questions, please contact the undersigned. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Aderneck', written in a cursive style.

Eric Aderneck, RPP, M.Pl., B.Com., DULE
Development Manager
iFortune Homes

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