

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-12
2017 MAY 24

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Jordan Kutev Architect Inc.
180 – 2250 Boundary Road
Burnaby, BC V5B 3Z3
(Attn: Jordan Kutev)
- 1.2 Subject:** Application for the rezoning of:
West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116,
Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan
1623), Block 3, DL 116, Group 1, NWD Plan 1236
- From:** RM3 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:** 3909 and 3911 Albert Street
- 1.4 Location:** The subject site is located on the north side of Albert Street, between
Ingleton and Macdonald Avenues (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width and area of 15.24 m (50
ft.) and 566.8 m² (6100 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 an infill fourplex.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the north side of Albert Street, between Ingleton and Macdonald Avenues, and is currently improved with two legal non-conforming single-family dwellings that are in poor condition (see *attached* Sketch #1). To the north, across the lane, are single and two-family neighbourhoods. Immediately to the west and east are older low-rise apartments. To the south across Albert Street, is a townhouse development approved under Rezoning #44-91, beyond which is Hastings Street. Vehicular access to the site is currently provided from the rear lane.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site, which encompasses the assembly and consolidation of two lots at 3909 and 3911 Albert Street, is located within the Hastings Street Community Plan area. Under the adopted Plan, the site is designated for medium density multiple family residential development, utilizing the RM3 District as a guideline (see *attached* Sketch #2).

Given that the site does not meet the minimum site area requirements to develop under the RM3 District guidelines, the RM2 District is considered a more appropriate zoning district guideline. The RM2 District guideline would permit an overall floor area ratio of 0.7 FAR, with parking at grade, similar to other four-unit developments along Albert and Pender Streets.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline in order to permit the construction of an infill townhouse development with four ground-oriented townhouse units and an accessory parking garage (access off the rear lane). The proposed maximum allowable floor area ratio is 0.7 FAR, similar to other infill developments along Albert and Pender Streets.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.3 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.4 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.
- 4.5 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; and, a damage deposit, where warranted.
- 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 \$826 per dwelling unit
 - c) School Site Acquisition Charge of \$800 per unit
- 4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 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.

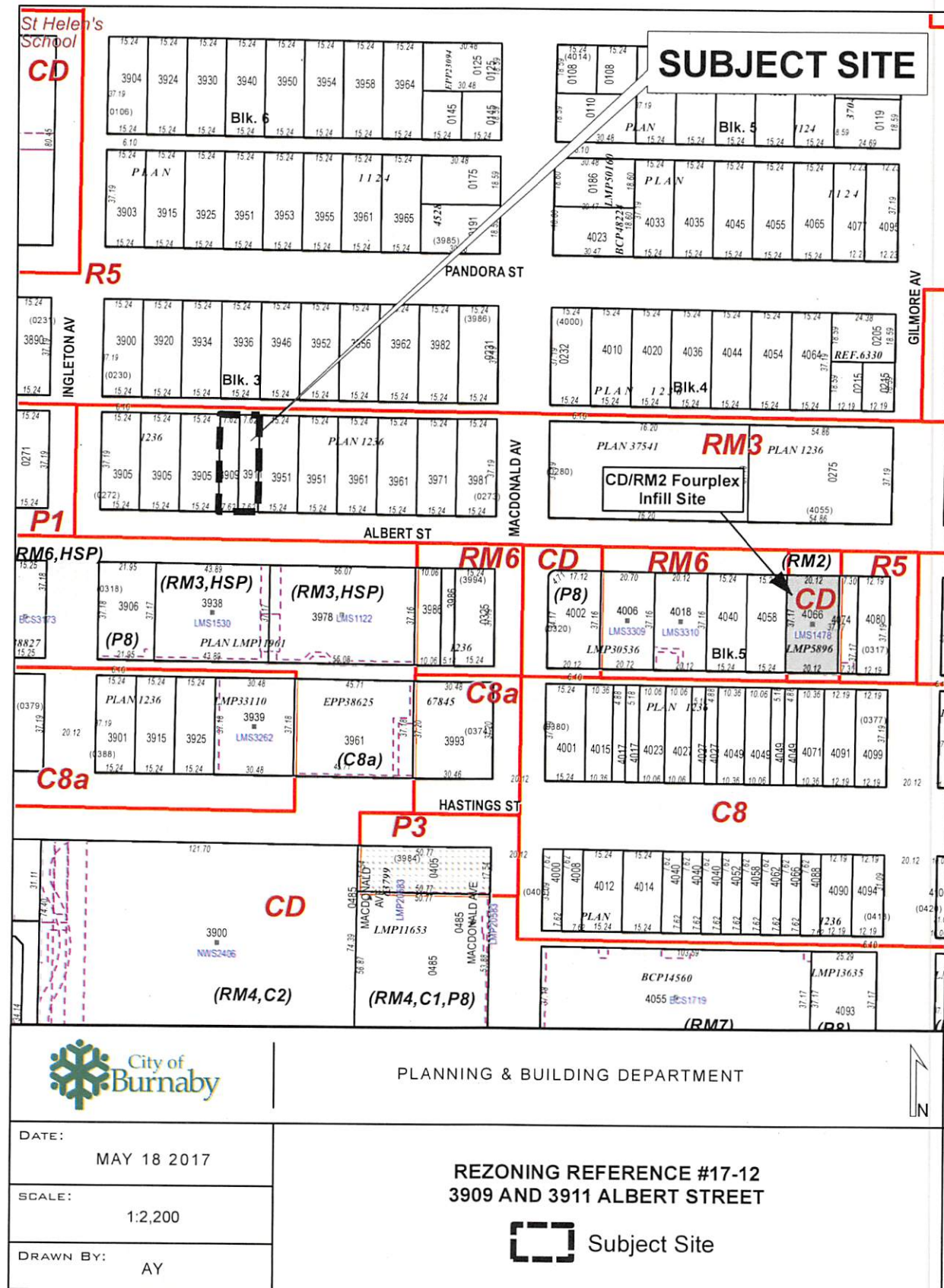
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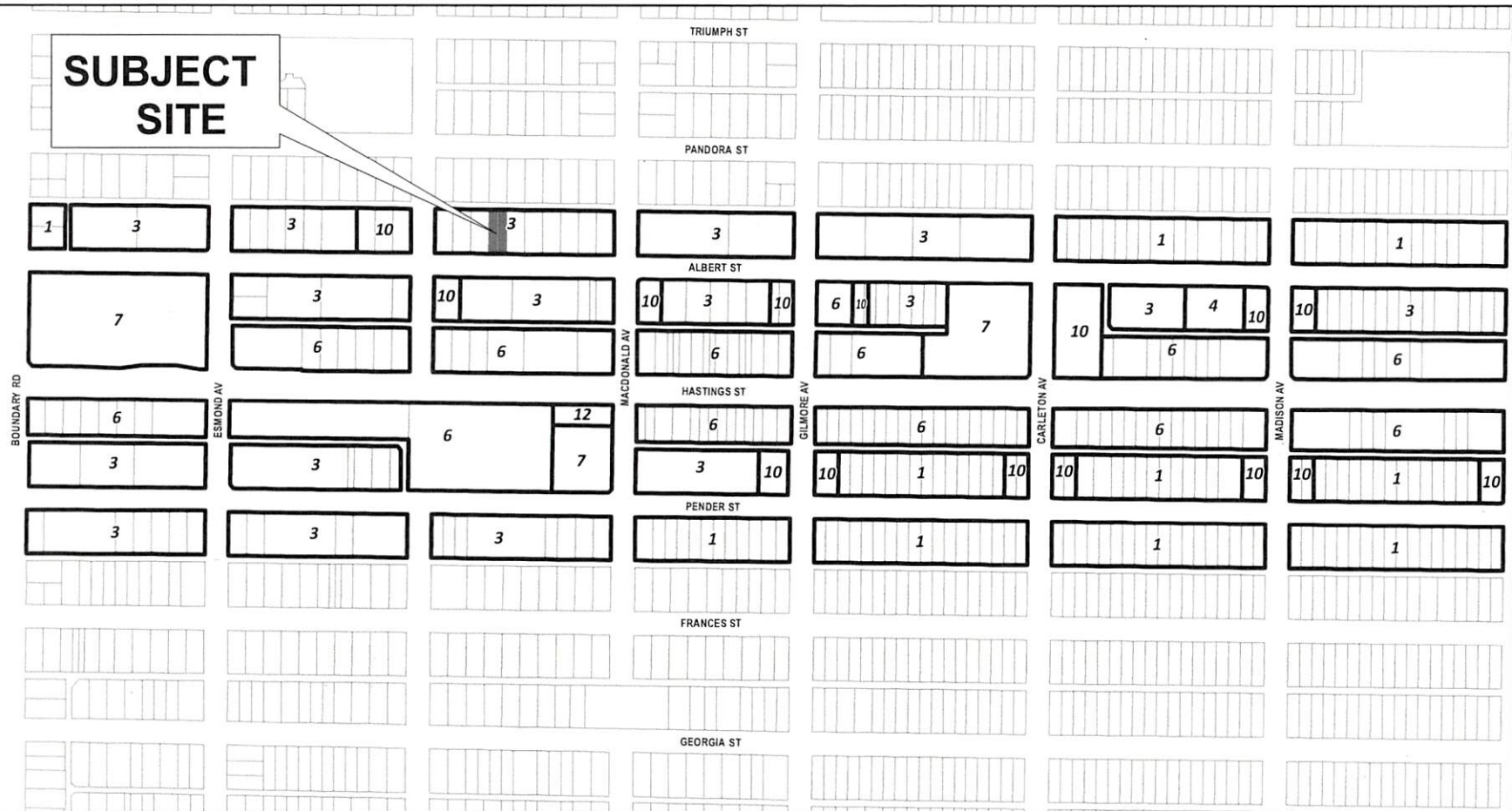
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-12 3909-3911 Albert Street\Initial Report 17-12.Doc



**SUBJECT
SITE**



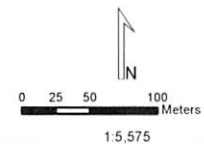
Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- 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
- 10 Institutional



LETTER OF INTENT

Fourplex Residential Development

Project Name

3909 / 3911 Albert St, Burnaby, BC

Project address

to

City of Burnaby Planning Department

City

City of Burnaby Planning Department

City

Cc

Moscone & Bros

Owner

LMS developments

Client / PM

from

Jordan Kutev Architect inc.

Architect

March 27, 2017

date

1618

Project Number

Lou Pelletier Director

attention

Shawn Natrasony

attention

Michael Moscone

attention

Morris Mastonardi

attention

Jordan Kutev

from

Dear Mr. Pelletier / Mr. Natrasony,

Further to our discussions during our meeting from last October regarding the rezoning potential of the subject properties, we would like to submit an application to rezone the properties located at 3909 / 3911 Albert Ave, Burnaby from the existing Single Family to CD / RM2, for a proposed Medium Density Townhouse residential development in line with the Burnaby Heights Community Plan.

It is our understanding that:

- The existing property with an area of around 6101sf qualifies for the proposed Medium Density Townhouse residential development.
- The development proposal is based on a Maximum FAR of 0.7 / 4270 sf for the residential and 740 sf, 4 car enclosed garage as set up in MULTIPLE FAMILY RESIDENTIAL DISTRICT RM2, of Burnaby Zoning bylaw.
- The front setback is average of the two existing neighboring buildings, the side setbacks are both 8.55'
- Proposed Fourplex would be slab on grade, with Living / Dining, Kitchen areas on main level and 2 BDR and washroom on second and master BDR + ensuite and patio on 3rd.
- The intended building height is 3 storey / 33.76'
- See enclosed propect stats for additional info

We would like to submit this application on behalf of our clients and look forward to working with you on this very exciting project.

Thank you in advance for your cooperation,

Yours truly,



Jordan Kutev MArch
Architect AIBC MUBA
Principal



Current existing buildings



Existing along Albert



Existing at rear lane