

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-11 2018 April 04

#### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Cornerstone Architecture  
307 – 611 Alexander Street  
Vancouver, BC V6A 1E1  
Attn: Scott M. Kennedy
- 1.2 Subject:** Application for the rezoning of:  
Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except: North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan 1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577
- From:** R5 Residential District, CD Comprehensive Development District (based on RM2 Multiple Family Residential District)
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 7149, 7151 and 7163 17<sup>th</sup> Avenue
- 1.4 Location:** The subject site is located on the north side of 17<sup>th</sup> Avenue, midblock between Leaside Street and 16<sup>th</sup> Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a width of 46.34 m (152.03 ft) by 53.38 m (175.13 ft) and a total area of 2,226.23 m<sup>2</sup> (23,962.9 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 a townhouse development.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, located on the north side of 17<sup>th</sup> Avenue, is comprised of two privately-owned properties and one City-owned property. The privately owned properties at 7149 and 7151 17<sup>th</sup> Avenue are currently improved with single family dwellings. The titled City-owned property at 7163 17<sup>th</sup> Avenue is vacant and currently provides vehicular access to single family dwellings north of the

subject site. To the north, across an undedicated lane, and to the south, across 17<sup>th</sup> Avenue, are single and two family dwellings. To the east is a townhouse development and to the west is a currently vacant property which has been approved by Council for a new townhouse development under Rezoning Reference #15-37, which received Final Adoption on 2018 March 05.

### **3.0 BACKGROUND INFORMATION**

The subject site is located within Sub-Area 2 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District (based on the RM2 Multiple Family Residential District as a guideline) (see Sketch #2 *attached*).

### **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) to permit the construction of a three-storey townhouse project to a maximum Floor Area Ratio (FAR) of 0.9 with provision of underground parking. Vehicular access to the site will be from 17<sup>th</sup> Avenue.

4.2 The proposed rezoning is consistent with the Edmonds Town Centre Plan which designates this site for 'Ground-oriented Multiple Family Housing' which is accommodated under low and medium density forms. Given the site's Town Centre location, the applicant has indicated that they wish to explore utilizing the amenity bonus provisions of the Zoning Bylaw. In so doing, the applicant could achieve an additional 0.1 FAR, which translates into approximately 2,396 sq.ft. of additional residential floor area (subject to survey), bringing the total maximum FAR of the site to 1.0.

4.3 The City-owned property at 7163 17<sup>th</sup> Avenue is proposed for inclusion in the development site. 7163 17<sup>th</sup> Avenue currently functions as a lane and provides vehicular access to four single family dwellings to the north. As such, a statutory right-of-way is required to allow for continued access to the single family dwellings while achieving the development of 7163 17<sup>th</sup> Avenue in accordance with the Edmonds Town Centre Plan. In future, upon consolidation and redevelopment of the single family dwellings to the north for multiple-family development, the remaining lane area would be sold into that development site (Sketch #1 *attached*).

The City-owned property at 7163 17<sup>th</sup> Avenue proposed for inclusion in the development site has a gross area of approximately 325.41 m<sup>2</sup> (3,502.7 sq.ft.). A further report on the value of the City land and net area to be sold into the development will be submitted to Council at a later date for Council approval.

4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:

- the construction of 17<sup>th</sup> Avenue to its final Town Centre Standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.

- 4.5 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.6 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.7 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 4.8 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.9 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.
- 4.10 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; and,
  - c) School Site Acquisition Charge of \$800 per unit.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATIONS

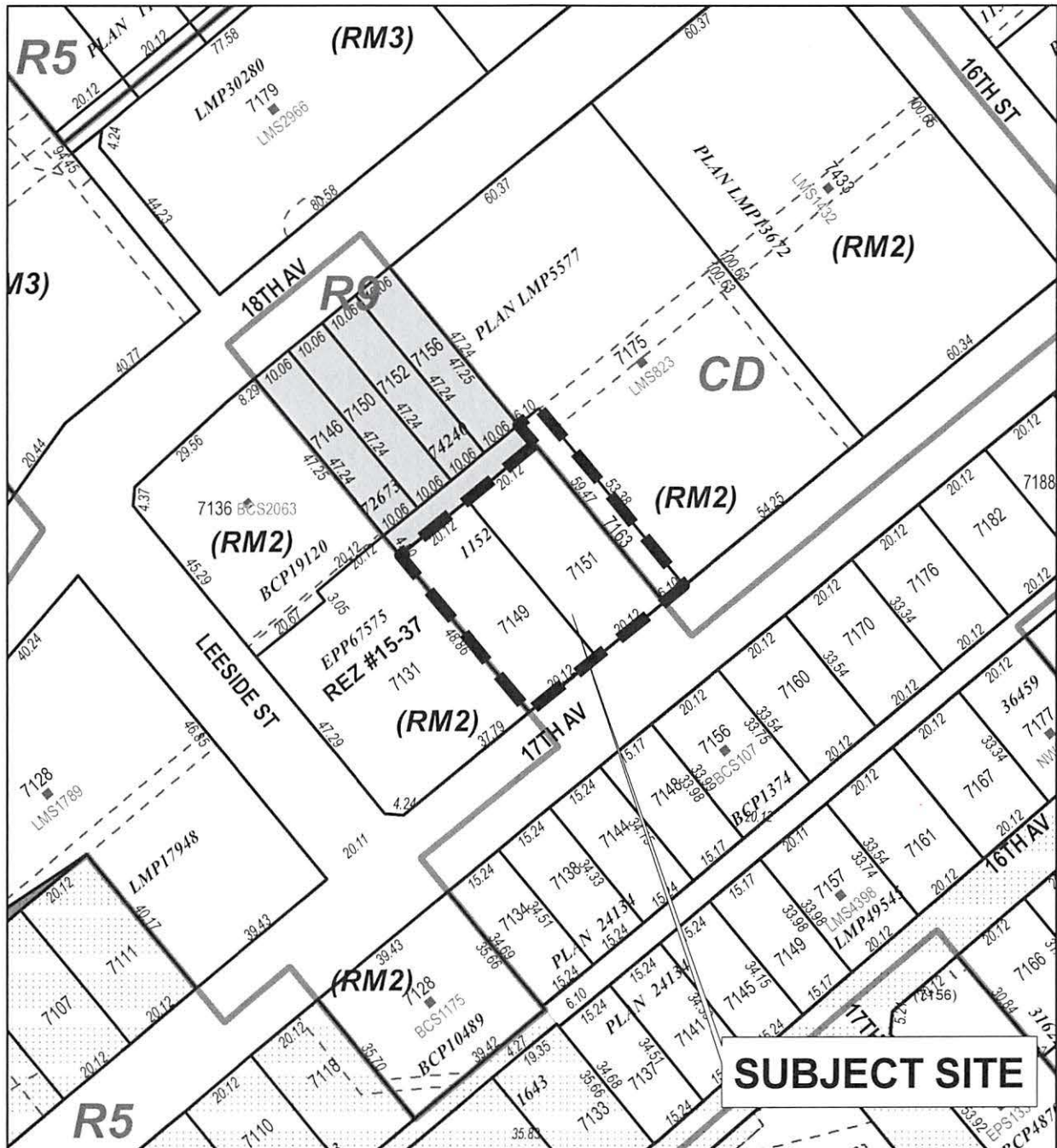
1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized 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.

LR

DR:eb

### **Attachments**

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



PLANNING & BUILDING DEPARTMENT



DATE:  
MAR 27 2018

SCALE:  
1:1,500

DRAWN BY:  
AY

REZONING REFERENCE #18-11  
7149, 7151 AND 7163 17TH AVENUE



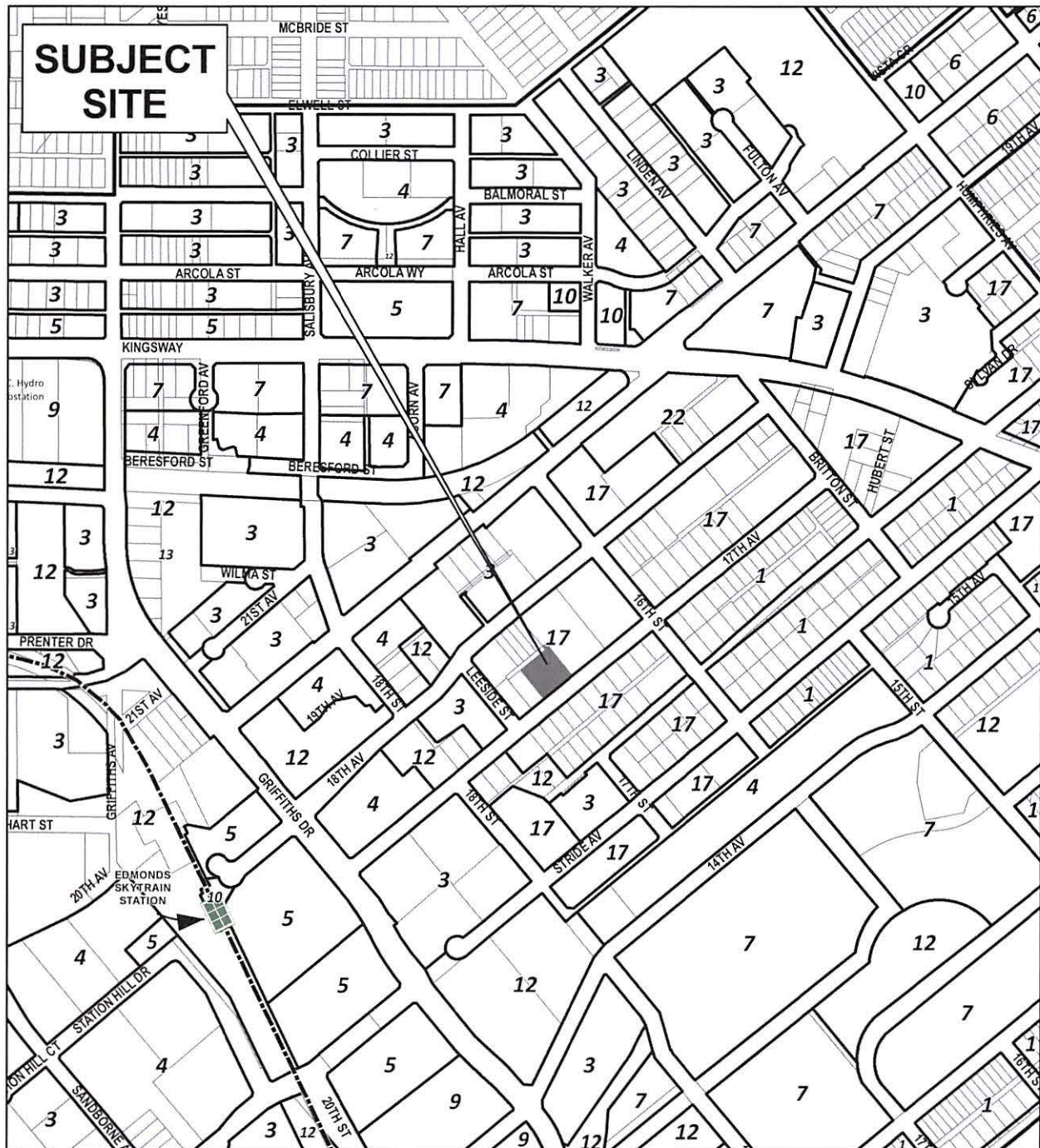
Subject Site



Future Development  
Application

Sketch #1





- 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

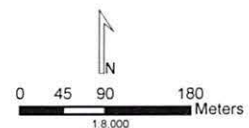
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on March 23, 2018

Sketch #2

March 26, 2018

City of Burnaby  
4949 Canada Way  
Burnaby BC. V5G 1M2

Attention: Demian Reuter

Re: 7149-7151 Seventeenth Avenue, Burnaby  
Rezoning Application  
Letter of Intent

We are proposing to rezone these sites to construct a 22-24 unit townhouse complex consisting of 11-12 two bedroom units and 11-12 three bedroom units at an FAR of 1.0. We intend to purchase the lot at 7163 17<sup>th</sup> Avenue, which is ultimately slated for closure and provide an interim easement for access beyond as part of the works. The rezoning is consistent with the current Community Plan.

Sincerely

CORNERSTONE architecture

Scott M Kennedy P Eng.  
Principal  
[skennedy@cornerarch.com](mailto:skennedy@cornerarch.com)