

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10004 2018 JUNE 06

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kirpal Properties Ltd.
6929 Royal Oak Avenue
Burnaby, BC V5J 4J3
Attn: Vineet Kirpal
- 1.2 Subject:** Application for the rezoning of:
Lot 78, District Lot 153, Group 1, New Westminster District Plan
29417
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s
Multiple Family Residential District, C2 Community Commercial
District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4330 Maywood Street
- 1.4 Location:** The subject site is located at the southwest corner of Maywood Street
and Silver Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage of approximately 40.9 m
(134.2 ft.) along Maywood Street and 43.3 m (142 ft.) along Silver
Avenue, and a total site area of approximately 1,841.3 m²
(19,819.6 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 single mid-rise apartment building and a small
commercial tenancy fronting Maywood Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property is located at 4330 Maywood Street. The subject property is
improved with a 27-unit, three-storey residential rental building that was constructed in

1966. The prevailing zoning for the subject property is RM3 Multiple Family Residential District.

- 2.2 To the northwest, across Maywood Street, are three-storey apartment buildings that are designated to be part of the future Maywood parkland expansion area. To the southeast and west are older three-storey apartment buildings.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Maywood Neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The adopted Plan designates the subject site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential 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. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location near the Metrotown SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The adopted Plan also includes provisions for neighbourhood commercial opportunities on the subject site, including smaller scale commercial uses such as cafes, smaller grocery stores, and other small retailers and service providers.

The desired development form for the site consists of a single mid-rise apartment building and a neighbourhood commercial space at grade fronting Maywood Avenue. Off-street parking for the subject development is to be provided underground.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject development site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District, the C2 Community Commercial District, and Metrotown Downtown Plan as guidelines.
- 4.2 In accordance with the CD (RM4s/C2) District, the subject site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. The commercial FAR would be in addition. Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide an estimate of value for the bonus density on the subject development site. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.

- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including:
- construction of Maywood Street to its final Town Centre Two-Lane Collector standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Silver Avenue to its final Town Centre Local Road standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - any improvements required to bring the abutting lanes to City standard; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 Any required road dedications and/or statutory rights-of-way along Maywood Street, Silver Avenue and the lane will be determined as part of a suitable road geometric.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site will be required.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 An acoustic study will be required to ensure compliance with Council adopted sound criteria.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.10 In line with Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet established adaptability guidelines.
- 4.11 Approval of a Tenant Assistance Plan will be required in conjunction with this rezoning application.
- 4.12 The pursuance of Storm Water Management Best Practices will be required.
- 4.13 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.14 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

4.15 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

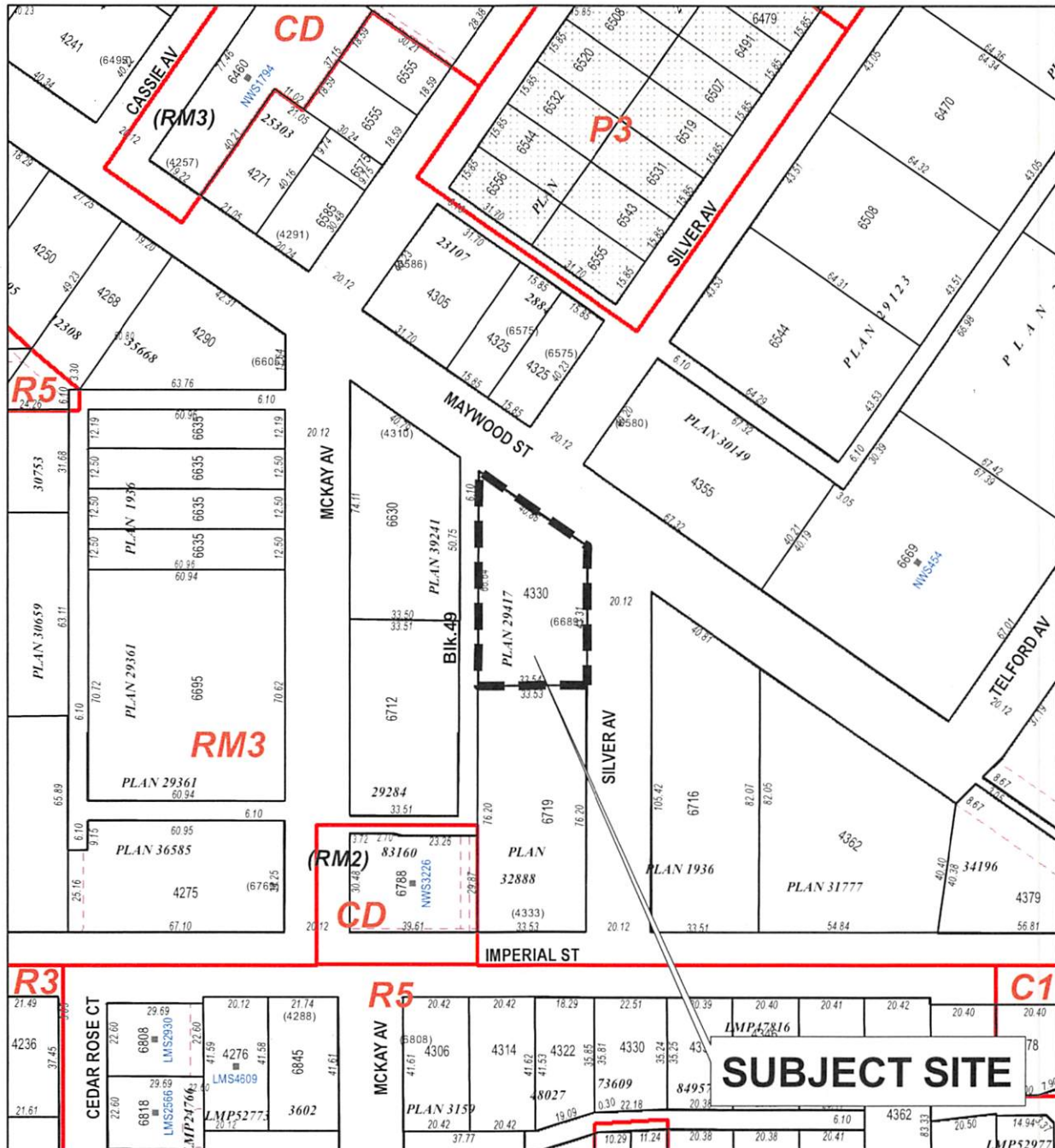
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

JD:eb

Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 01 2018

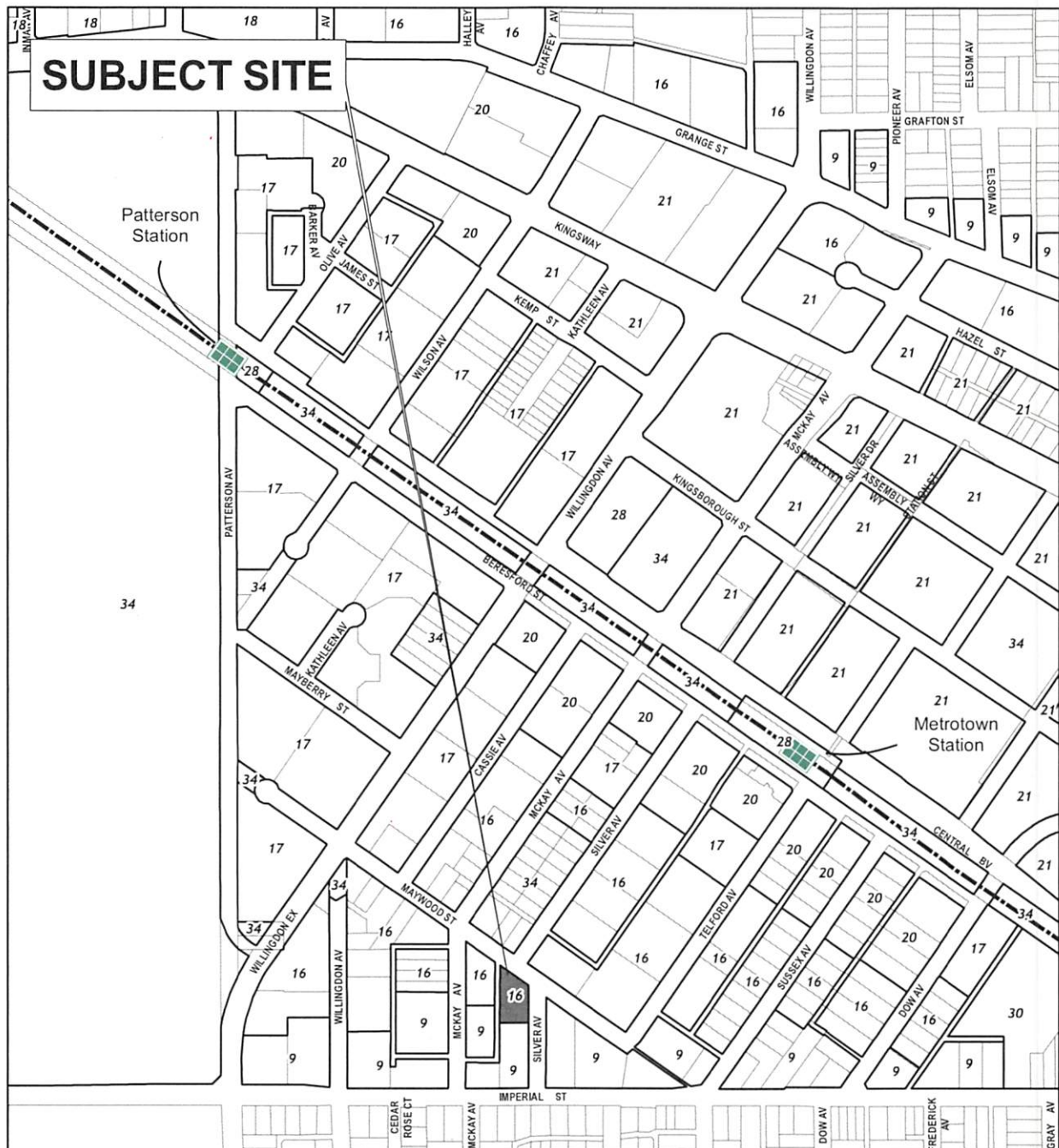
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REZONING REFERENCE #17-10004
4162 NORLAND AVENUE

 Subject Site

Sketch #1



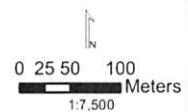
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan



Printed on May 1, 2018

Sketch #2

LETTER OF INTENT

Kirpal Properties Ltd
6929 Royal Oak Avenue
Burnaby, BC, V5J 4J3

October 16, 2017

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

Dear Sir,

RE: 4330 Maywood Street, Burnaby, BC

We have a contract with the seller of the above property to buy the said property. We are seeking your approval to build a mid rise concrete building on the subject site. Current zoning is RM3 and in OCP, it is designated as RM4S. Acknowledge that the property is within the Metro town Community Plan and is designated for future multi-family development. We would like to seek council's approval to rezone this site to RM4S and allow us to build an appropriate building.

Thank you,



Vineet Kirpal
Kirpal Properties Ltd.
C: 604 970 9606