

## CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #18-07  
2018 June 06**

### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Derek Venter Architectural Design  
#10 – 1040 Legacy Way  
Whistler, BC V0N 1B1  
Attn: Derek Venter
- 1.2 Subject:** Application for the rezoning of:  
Southerly Half and Northerly Half Lot "C" District Lots 79 and 85  
Group 1 New Westminster District Plan 5201
- From:** R4 Residential District and C2 Community Commercial District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Rayside Community Plan as guidelines)
- 1.3 Address:** 5070 Canada Way and 4951 Claude Avenue
- 1.4 Location:** The subject site is located on the north side of Canada Way just east of Sperling Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is roughly rectangular in shape with a width of 37.65 m (123.5 ft) and a depth of 115.74 m (379.7 ft) and total area of 4,034.62 m<sup>2</sup> (43,428.29 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 multiple-family residential development.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located on the north side of Canada Way and the south side of Claude Avenue just to the east of Sperling Avenue. The properties are currently occupied by older single-family residences one of which is identified on the Burnaby Heritage Inventory. To the north, across Claude Avenue, is the Deer Lake Brook Park and conservation area, and the Trans-Canada Highway right-of-way beyond. To the east is the Saville Row Townhouse development

currently under construction (Rezoning Reference #07-49) for townhouses in line with the plan's RM2 District designation. To the west are City-owned parcels designated for park and open space connected to the Deer Lake Brook Park area fronting Claude Avenue and a mosque fronting Canada Way. To the south, across Canada Way, are single storey commercial developments.

### **3.0 BACKGROUND INFORMATION**

The subject site, comprised of 5070 Canada Way and 4951 Claude Avenue, is identified within the adopted Canada Way and Claude Avenue Area Plan (Rayside) (see *attached* Sketch #2) for consolidation and medium density multiple-family residential redevelopment under the CD Comprehensive Development District (utilizing the RM2 District as a guideline). Access to the site is provided via an easement on the site to the east at 5108 Claude Avenue.

### **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 Rayside Community 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 Claude Avenue via the existing easement on the site to the east at 5108 Claude Avenue.
- 4.2 The subject site is in proximity to Deer Lake Brook. Reflective of the approach taken on the development site to the east, it is proposed that a separate lot encompassing the landscaped riparian setback from Deer Lake Brook be created and transferred to the City at no cost for parks and open space purposes. It is proposed that the development density associated with this park portion be contributed to the net development site.
- 4.3 As indicated above, the property at 5070 Canada Way is currently improved with an older single-family development that is on the City's Heritage Inventory which appears to be in poor to fair condition. Given the relatively constrained nature of the development site and the apparent condition of the dwelling, preservation of the existing single-family dwelling is not anticipated. Notwithstanding, the developer has expressed their intent to review the potential to incorporate the dwelling into the development and reflect its architectural elements into the design.
- 4.4 The applicant is proposing to voluntarily pursue a high-performance building energy standard called *Passivhaus*, which will reduce the overall energy consumption of the project.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to:

- road and lighting improvements on Canada Way including separated sidewalks, street trees and boulevards fronting the development site; and,
  - the construction of Claude Avenue to its final standard complete with curb and gutter on both sides of the street, and separated sidewalk with street lighting and street trees adjacent to the development site.
- 4.6 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics to be outlined in a future report to Council.
- 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 Any necessary easements, covenants and/or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- a Section 219 Covenant restricting enclosure of balconies;
  - a Section 219 Covenant ensuring compliance with an accepted acoustical evaluation; and,
  - a Section 219 Covenant protecting the streamside protection and enhancement area (SPEA).
- 4.9 The developer is responsible for the undergrounding of overhead wiring along the south side of Claude Avenue.
- 4.10 Due to the site's proximity to the Trans-Canada Highway, an acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.11 The Ministry of Transportation's approval to the rezoning is required.
- 4.12 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the deposit of sufficient monies and the granting of a Section 219 Covenant to guarantee its provision and continuing operation will be required.
- 4.13 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions are required.
- 4.14 The submission of a detailed plan of an engineered Sediment Control System will be required.

- 4.15 Applicable Development Cost Charges include the Parkland Acquisition Charge, School Site Acquisition Charge and GVS&DD Sewerage Charge.

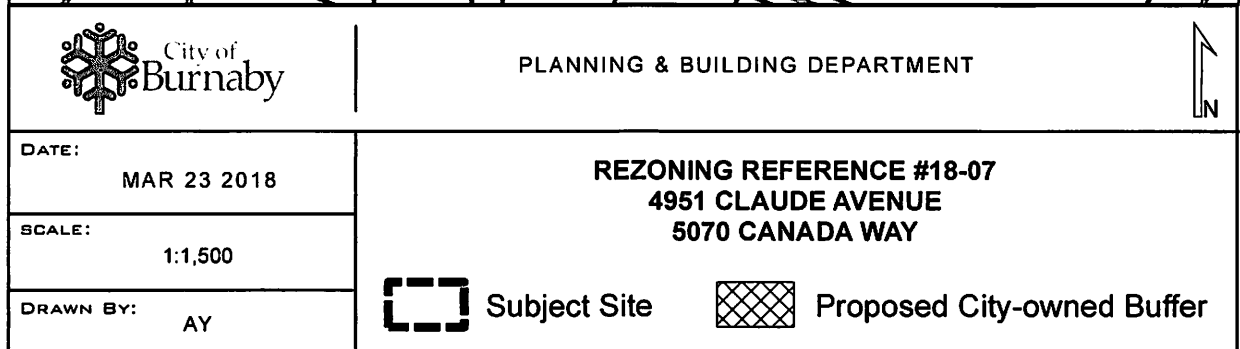
**5.0 RECOMMENDATION**

**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.*

DR:tn  
***Attachments***

cc: City Solicitor  
City Clerk



### Sketch #1



City of  
Burnaby

1	Single and Two Family Residential
2	Low Density Multiple Family Residential
3	Medium Density Multiple Family Residential
10	Administration and Public Assembly
12	Park and Public Use



June 4, 2018

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

Attention: Demian Reuter

**Letter of Intent to Rezone**

Address: 5070 Canada Way and 4951 Claude Avenue, Burnaby, BC

PID: 011-125-993 and 007-448-104

Legal:

Canada Way: PLAN: NWP5201 PID: 011-125-993 LOT: C DL 79 LD: 36 ZONE C2/R4

Claude Ave.: PLAN: NWP5201 PID: 007-448-104 LOT: C DL 85 LD:36 ZONE R4

We are proposing a rezoning from R4 to RM2 for the above-mentioned properties. The properties are currently owned by separate individuals who have legal agreements with our client that give him control and rights to both properties.

We are seeking to build a townhouse project consisting of both stacked and non-stacked units. Due to geotechnical conditions on the north end of the site it will be difficult to provide underground parking. We are proposing a parkade structure at grade with townhouses beside and above but request that this be considered equivalent to underground parking in calculating the allowable FAR for the site.

There is an existing heritage building on site. We are prepared to investigate retaining the building and relocating it to the top of the proposed parkade provided the floor area associated with the heritage building.

There is a riparian setback required at the north end of the site, which constrains the lot area available for the project. We propose to use a 3½ storey building massing for a stacked townhouse form of development to reduce the footprint necessary to accommodate the project.

We are proposing to construct the project to the International Passive House Standard. This means it will provide superior comfort, acoustic separation from Canada Way and neighbouring units as well as exceeding the BCBC Step Code level 5 of 2032 target for energy efficiency. We understand it would be the first of its kind and scale in Burnaby.

We look forward to working with the city to deliver this project.

Sincerely

CORNERSTONE architecture



Scott M Kennedy P Eng.  
Principal

skennedy@cornerarch.com