



Item .....  
Meeting ..... 2019 February 25

COUNCIL REPORT

**TO:** CITY MANAGER 2019 February 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-40  
Multiple-family development**

**ADDRESS:** 4040 Albert Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

**FROM:** RM6 Hastings Village Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled “3-Plex Residential Building” prepared by Mara + Natha Architecture Ltd.)

**APPLICANT:** Mara + Natha Architecture Ltd.  
#285 – 9600 Cameron Street  
Burnaby, BC V3J 7N3  
Attn: Robert H. Lee

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One

of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all improvements from the site within six months of Final Adoption of the Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants, including the granting of a Section 219 Covenant restricting the enclosure of balconies.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The undergrounding of all wiring abutting the site along the lane.
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-unit townhouse development.

## 2.0 BACKGROUND

- 2.1 The subject site is located on the south side of Albert Street, between Macdonald Avenue and Gilmore Avenue. The site is comprised of a single lot, and is currently occupied with an older single-family dwelling. To the west is a four-unit townhouse with a two-family dwelling beyond, both of which were constructed in 1998. To the east is a legal non-conforming five-unit rental building constructed in 1957, beyond which is a four-unit townhouse constructed in 1994. To the north, across Albert Street, are two older three-storey apartment buildings. To the south, across the lane, are older one and two-storey commercial developments fronting Hastings Street
- 2.2 The subject site is located within the Council-adopted Hastings Street Community Plan area. Under the adopted Plan, the site is designated for medium density multiple-family residential development (see *attached* Sketch #2). Although the site is currently zoned RM6 Hastings Village Multiple Family Residential District, the property is not of sufficient size under the prevailing zoning for the proposed development. Therefore, in line with similar multiple-family infill developments along Albert and Pender Streets, rezoning to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District is considered appropriate to permit an infill townhouse development, and would permit an overall floor area ratio of 0.7 F.A.R., with parking at grade.
- 2.3 On 2016 October 03, Council received the report of the Planning and Building Department regarding the subject rezoning and authorized the Department 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 further and more detailed report would be submitted at a later date. The development proposal is for the construction of a ground-oriented, three-unit townhouse development. Vehicular access to the site is proposed via the rear lane.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

## 3.0 GENERAL COMMENTS

- 3.1 The purpose of this rezoning application is to rezone the subject site from the RM6 Hastings Village Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline in order to permit the construction of a ground-oriented, three-unit townhouse development, two-storeys in height, with detached accessory garage. Vehicular access to the site is proposed via the rear lane. The proposed maximum allowable floor area ratio is 0.7 F.A.R.

3.2 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to the following:

- cash-in-lieu towards the construction of Albert Street to its final standard, including new curb/gutter, separated sidewalk, street trees, and street lighting;
- cash-in-lieu for sewer separation;
- cash-in-lieu for watermain upgrade; and,
- a new fire hydrant.

3.3 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.

3.4 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.

3.5 In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.

3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

3.7 The undergrounding of wiring abutting the development site along the lane is required.

3.8 Applicable Development Cost Charges includes:

- a) Parkland Acquisition Charge
- b) GVS & DD Sewerage Charge
- c) School Site Acquisition Charge

#### 4.0 DEVELOPMENT PROPOSAL

4.1 Site Area - 566.11 m<sup>2</sup> (6,093.6 sq. ft.)

4.2 Site Coverage - 47.61%

4.3 Density and Gross Floor Area

Gross and Net Density - 0.7 F.A.R.  
Gross Floor Area - 396.02 m<sup>2</sup> (4,262.72 sq. ft.)

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #16-40  
2019 February 20..... Page 5

4.4 Residential Unit Mix

3 – Three Bedroom plus Den Units - 127.1 m<sup>2</sup> to 135.84 m<sup>2</sup> (1,368.3 sq. ft. to 1,462.16 sq. ft.)

4.5 Building Height - 2 storeys

4.6 Vehicle Parking

Resident Parking - 3 (within accessory detached garage)  
Visitor Parking - 1 (surface space)

Bicycle Parking:

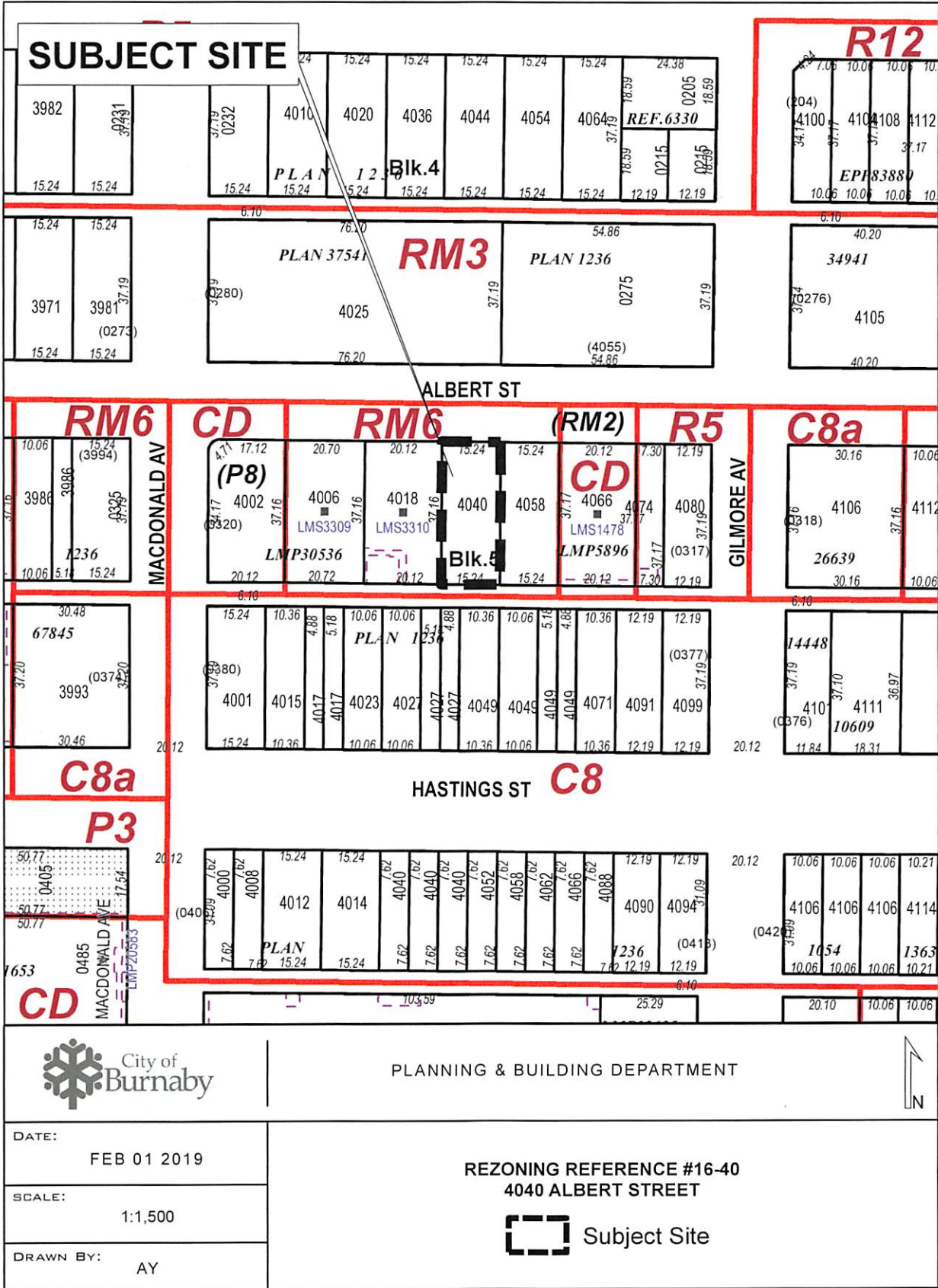
Residential @ 1 space / unit - 4 spaces (3 wall-mounted brackets in garages plus 1 visitor space)



Lou Pelletier, Director  
PLANNING AND BUILDING

LS:rh  
*Attachments*

cc: City Solicitor  
City Clerk



**SUBJECT SITE**

**R12**

**RM3**

**RM6**

**CD**

**RM6**

**(RM2)**

**R5**

**C8a**

**C8a**

**P3**

**HASTINGS ST C8**

**CD**



PLANNING & BUILDING DEPARTMENT



DATE:  
FEB 01 2019

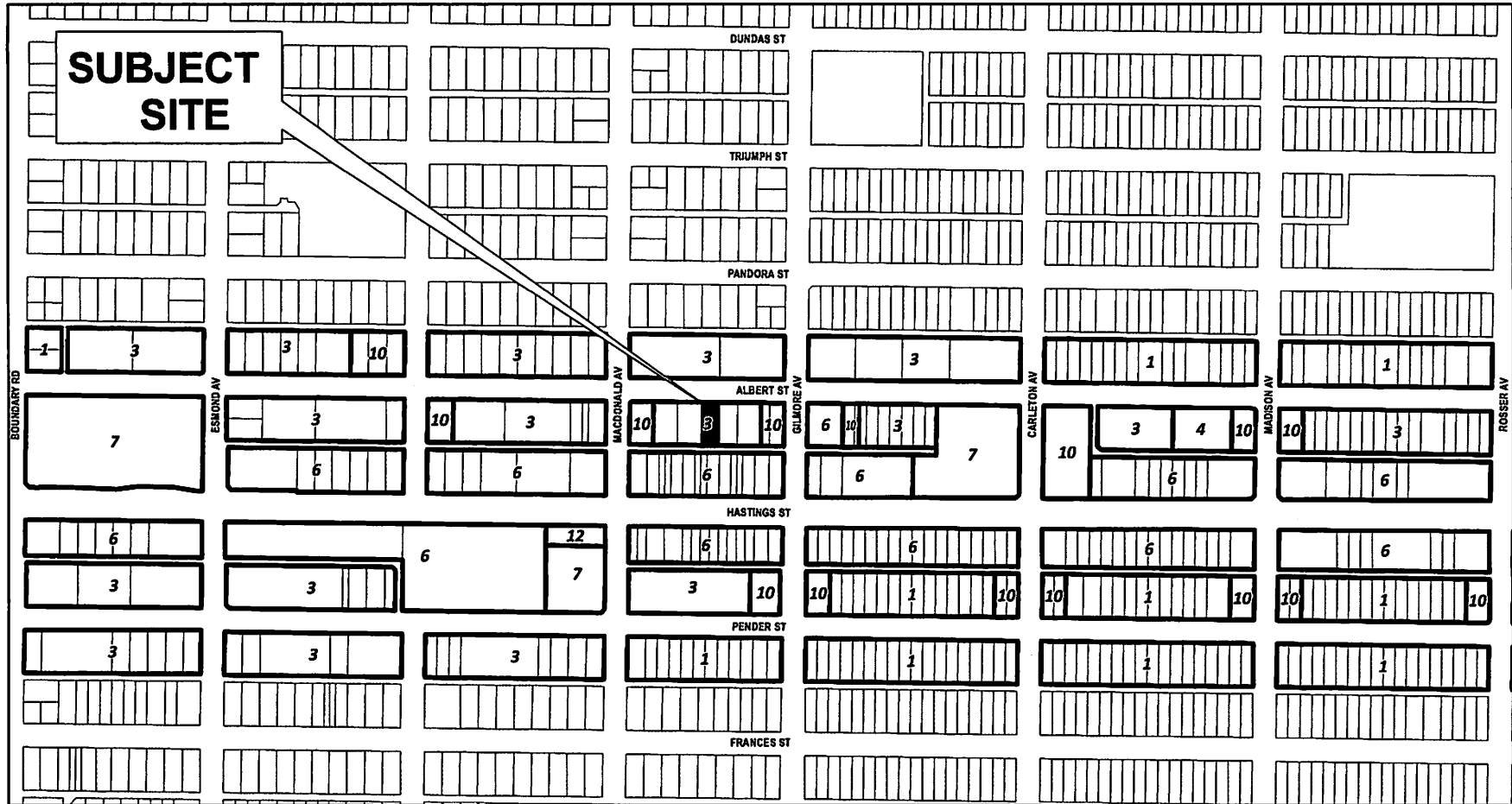
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REZONING REFERENCE #16-40  
4040 ALBERT STREET

Subject Site

Sketch #1



*Hastings Street Area  
Development Plan*



PLANNING & BUILDING DEPARTMENT

- |   |                                   |
|---|-----------------------------------|
| <b>1</b> Single and Two Family Residential          | <b>6</b> Medium Density Mixed Use |
| <b>3</b> Medium Density Multiple Family Residential | <b>7</b> High Density Mixed Use   |
| <b>4</b> High Density Multiple Family Residential   | <b>10</b> Institutional           |
| <b>5</b> Commercial                                 |                                   |

