

TO: CITY MANAGER 2019 June 19

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-41
MULTIPLE-FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan**

ADDRESS: 3810 Pender Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, Block 15, DL 116, 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 as guidelines, and in accordance with the development plan entitled "3810 Pender Street, Burnaby BC" prepared by Matthew Cheng Architect Inc.)

APPLICANT: Matthew Cheng Architect Inc.
202 – 670 Evans Avenue
Vancouver, BC V6A 2K9
Attn: Matthew Cheng

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 July 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 July 08 and to a Public Hearing on 2019 July 30 at 6:00 p.m.
2. **THAT** the following be established as prerequisites 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

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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 existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with Section 5.7 of this report.
- 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 deposit of the applicable Regional Transportation Development Cost Charge.
- m) 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

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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 four-unit multiple-family residential development.

2.0 POLICY SECTION

The proposed development is in line with the multiple-family designation of the Council-adopted Hastings Street Area Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

A Connected Community

- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

3.0 BACKGROUND

- 3.1 On 2015 November 23, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.2 The subject property is comprised of one lot, and is located on the southeast corner of Pender Street and Esmond Avenue (see *attached* Sketch #1). The site is currently improved with a single-family dwelling in fair condition, constructed in 1947. To the west, across Esmond Avenue and to the south, across a lane, are single-family dwellings. To the east is a four unit residential development constructed in 2009 under Rezoning Reference #07-17, with an older three storey apartment building beyond. To the north, across Pender Street is a townhouse development constructed in 2004 under Rezoning Reference #02/31. Vehicular access to the site is currently from a rear lane.

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3.3 The subject property is located in the Hastings Street Area Plan and is currently zoned RM3 Multiple Family Residential District, but does not meet the minimum site area for redevelopment of a multiple-family building under the District regulations (see *attached* Sketch #2). As such, the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a four-unit multiple-family development.

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

4.0 GENERAL COMMENTS

4.1 The development proposal is for a three-storey, infill multiple-family residential development with four units. The maximum proposed density of the project is 0.86 F.A.R. with underground and surface parking. Vehicular access to the site will continue to be from the rear lane.

4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of Esmond Avenue to its final standard, with new separated sidewalk including boulevard treatment, with street lighting and street trees.

4.3 As the proposed rezoning is for a four unit infill development utilizing the RM2 District as a guideline, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.

4.4 A road dedication of 3.0 m (10 ft) by 3.0 m (10 ft) at the intersection of Pender Street and Esmond Avenue will be required.

4.5 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.

4.6 One visitor parking stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.

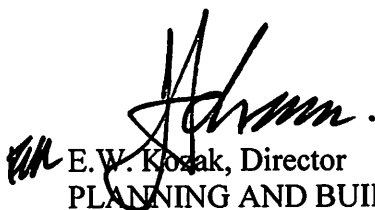
4.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

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- 4.8 Given the size of the site, storm water best management practices are acceptable in lieu of a formal storm water management plan.
- 4.9 Applicable development cost charges will include:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT PROPOSAL

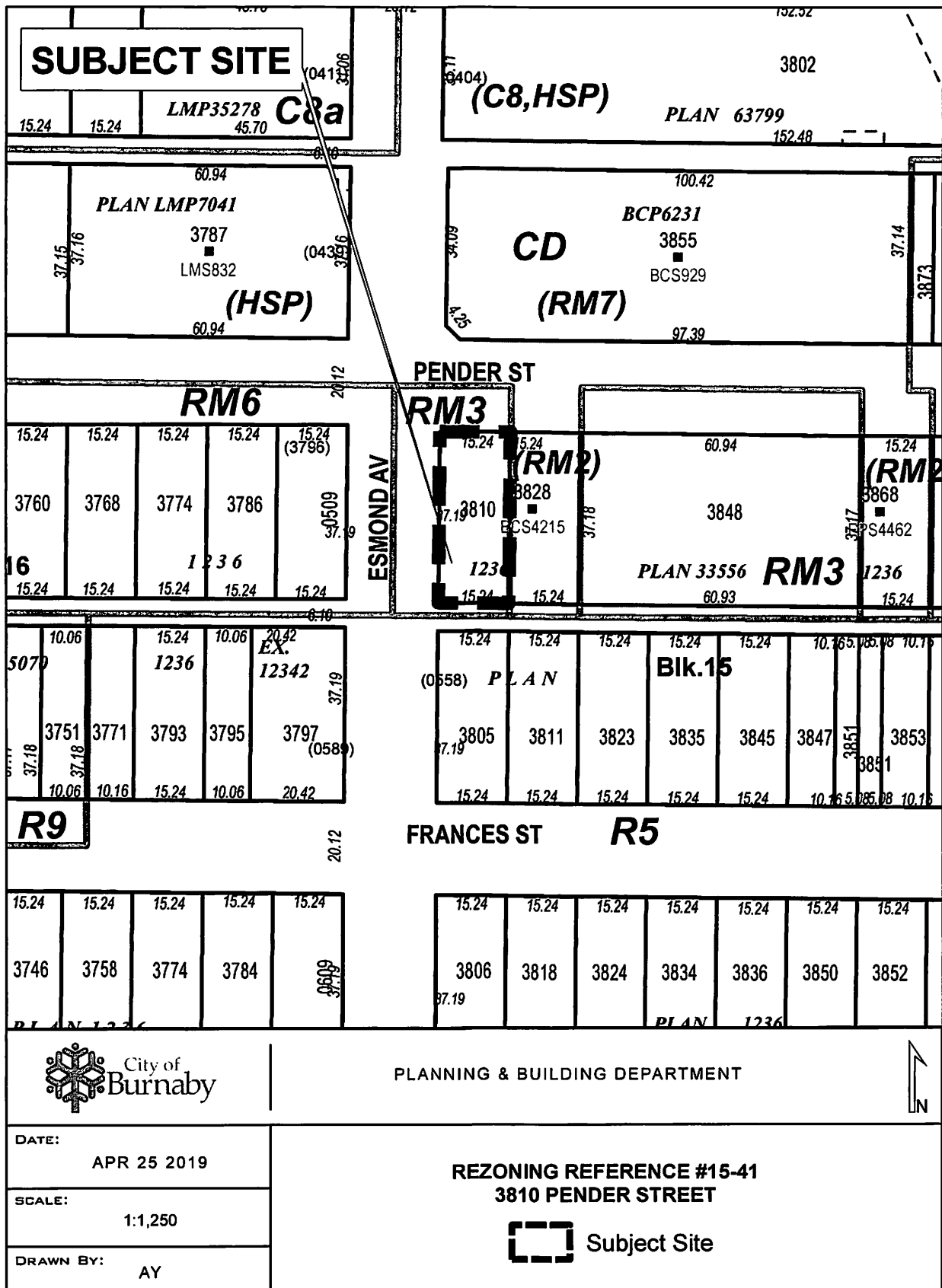
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|-----|-------------------------------------|---|
| 5.1 | Site Area | - 566.6 m ² (6,099 sq.ft.) |
| 5.2 | Site Coverage | - 33 % |
| 5.3 | Density and Gross Floor Area | |
| | Floor Area Ratio | - 0.86 F.A.R. |
| | Gross Floor Area | - 487.28 m ² (5,245 sq.ft.) |
| 5.4 | Residential Unit Mix | |
| | 4 – Three bedroom units | - 121.22 m ² to 123.5 m ²
(1,305 sq.ft. to 1,329 sq.ft.) |
| 5.5 | Building Height | - 3 storeys fronting Pender Street |
| 5.6 | Vehicle Parking | |
| | 4 units @ 1 resident space per unit | - 4 spaces plus 1 visitor space |
| 5.7 | Bicycle Parking | |
| | | - 6 spaces total |


 E. W. Kosak, Director
 PLANNING AND BUILDING

KL:rh

Attachments

cc: City Solicitor
 City Clerk





Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

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

