

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #19-43  
2019 OCTOBER 23

### ITEM #08

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Sodhi Real Estate Group  
#300 - 6330 Fraser Street  
Vancouver, BC V5W 3A3  
Attn: Mike Bhayana
- 1.2 Subject:** Application for the rezoning of:  
Lots 12, 13 and 14, Block 17, District Lot 28, Group 1, New  
Westminster District Plan 627
- From:** C2 Community Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 and RM3r  
Multiple Family Residential District, C1 Neighbourhood Commercial  
District, and the Sixth Street Community Plan as guidelines)
- 1.3 Address:** 7629, 7639 6<sup>th</sup> Street and 7873 14<sup>th</sup> Avenue
- 1.4 Location:** The subject site is located on the northwest corner of Sixth Street and  
14<sup>th</sup> Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 36.58 m  
(120 ft.), a depth of approximately 45.72 m (150 ft.) and an area of  
approximately 1,672.3 m<sup>2</sup> (18,000 sq. ft.) (subject to legal survey).
- 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  
construction of a mixed-use commercial and residential development.

#### 2.0 POLICY FRAMEWORK

The proposed development is in line with the multiple-family designation of the Council-adopted Sixth Street Community 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 NEIGHBOURHOOD CHARACTERISTICS**

The subject site is located on the northwest corner of 6<sup>th</sup> Street and 14<sup>th</sup> Avenue (see *attached* Sketch #1), and is comprised of two properties zoned C2 Neighbourhood Commercial District and one property zoned R5 Residential District. Vehicular access to the site is currently provided from 14<sup>th</sup> Avenue and 6<sup>th</sup> Street. The site currently accommodates three single-family dwellings and one commercial building. The immediate area to the north, the east across Sixth Street, and the south across 14<sup>th</sup> Avenue is characterized by low-scale commercial development. Immediately to the west and southwest across 14<sup>th</sup> Avenue are single family dwellings of varying age and condition.

### **4.0 BACKGROUND INFORMATION**

The subject site is within the Council-adopted Sixth Street Community Plan area (see *attached* Sketch #2), is designated for mixed-use redevelopment, and intended for rezoning to the CD Comprehensive Development District in accordance with the Plan's RM3 and RM3r Multiple Family Residential Districts, and C1 Neighbourhood Commercial District.

### **5.0 GENERAL INFORMATION**

- 5.1 The applicant is requesting to rezone the subject development site from the C2 Community Commercial District and R5 Residential District, to the Comprehensive Development District (utilizing the RM3 and RM3r Multiple Family Residential Districts, C1 Neighbourhood Commercial District, and Sixth Street Community Plan as guidelines) in accordance with the Council-adopted Sixth Street Community Plan. The purpose of this rezoning application is to permit the construction of a maximum six-storey mixed-use development.
- 5.2 In line with Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, the applicant is required to provide an inclusionary equivalent to 20% of the total number of units generated from the RM3 District as rental housing. In order to achieve this requirement, the inclusion of the RM3r District is proposed (Stream 2 – Inclusionary Rental). In addition, with recent Council adopted changes to the C1 District, the applicant is investigating the potential of using some of the available commercial density for rental dwelling units (Stream 3 – Voluntary Rental Housing in Commercial Districts).

Under the adopted policy, utilization the RM3r density that is surplus to the rental housing obligation is at the discretion of Council. If granted, the units derived from this density

would have their rents tied to Residential Tenancy Branch maximum increases, including following a change in tenancy. This arrangement would be secured through a Housing Agreement. The applicant has indicated that a minimum of 25% of the inclusionary rental units will be affordable. The details of the rental component of the development, and its level of affordability, will be included in a future Public Hearing Report.

The total density ultimately achieved on the site shall be determined as part of a suitable plan of development, which would provide for an appropriate building design and height in relation to the site's context, not to exceed six-storeys in form.

5.3 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:

- construction of curb and gutter and separated sidewalks including street trees, street lighting, and pedestrian lighting on the west side of 6<sup>th</sup> Street; and,
- construction of new curb and gutter, separated sidewalks including street trees, street lighting and pedestrian lighting on the south side of 14<sup>th</sup> Avenue.

The requirement for any necessary road dedications and statutory rights-of-ways will be determined by way of detailed road geometrics prepared by the Planning Department, and will be outlined in a further report to Council.

5.4 Undergrounding of the existing overhead wires abutting the site along 6<sup>th</sup> Street is required.

5.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.

5.6 As the site is affected by traffic noise from 6<sup>th</sup> Street, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.

5.7 Required Section 219 Covenants will include, but not be limited to:

- a restriction on the enclosure of balconies;
- prohibiting gates on the project's surface driveways;
- retaining disabled parking as common property;
- to ensure compliance with the approved acoustical study; and,
- to ensure the rental units are not stratified.

5.8 Given the site's current commercial use, a Site Profile will be required to be submitted and resolution of any arising requirements is required.

5.9 Given the size of the site, best management practices are acceptable in lieu of a formal Stormwater Management Plan.

- 5.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 5.11 Registration of a Housing Agreement for potential non-market rental units on the site may be required.
- 5.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 5.13 The submission of a commercial loading plan to the approval of the Director Engineering will be required.
- 5.14 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 5.15 Applicable development cost charges include:
- Parkland Acquisition Cost Charge;
  - School Site Acquisition Cost Charge;
  - GVS & DD Sewerage Cost Charge; and,
  - Regional Transportation Cost Charge.
- 5.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 6.0 RECOMMENDATION

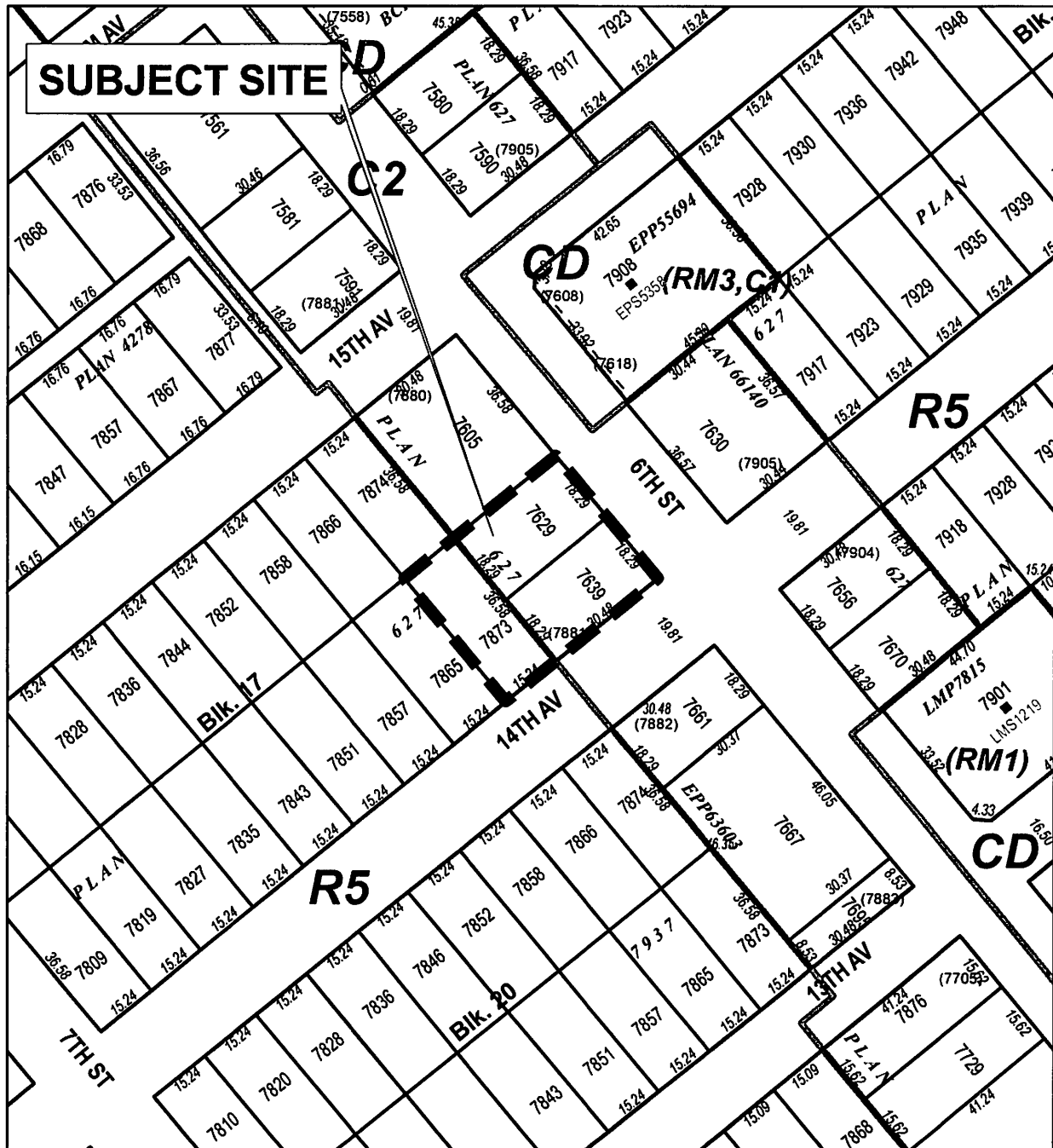
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



SMN:rh

**Attachments**

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

OCT 03 2019

SCALE:

1:1,500

DRAWN BY:

AY

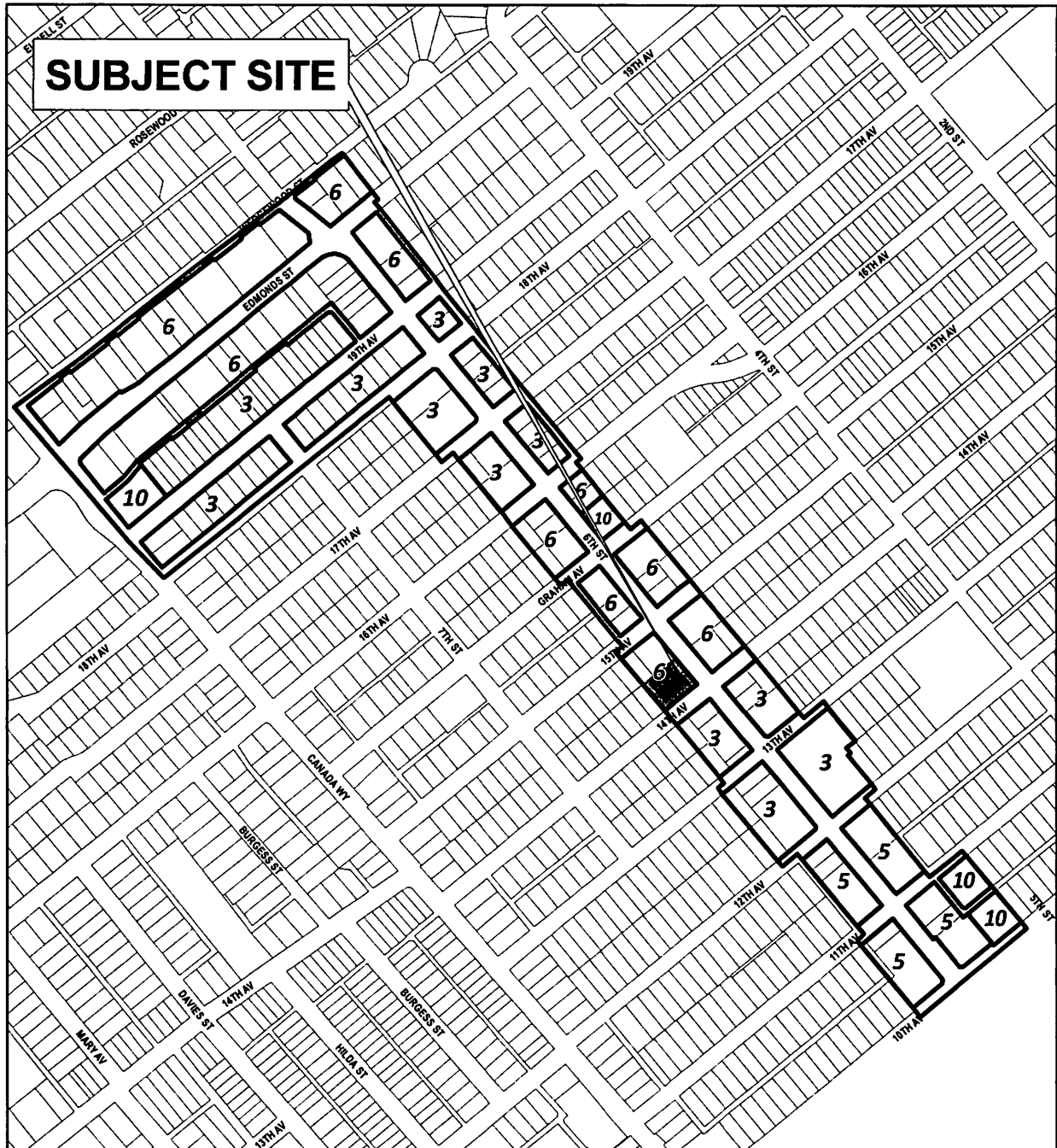
REZONING REFERENCE #19-43

7629, 7639 6TH STREET  
AND 7873 14TH AVENUE



Subject Site

Sketch #1



### General Land Use Designation Key

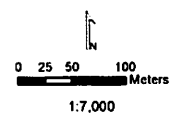
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 10 Institutional



Planning and Building Dept

Printed on October 3, 2019

## Sixth Street Community Plan



Sketch #2



SODHI REAL ESTATE GROUP  
srgbc.com

Rhupinder Sodhi  
PREC\*



Mike Bhayana  
PREC\*

To: City of Burnaby  
Attn: Kyra Lubell  
CC: Shawn Natrasony, Community Planner  
Date: Aug 20, 2019  
Re: Rezoning Application of 7629, 7639 6th Street & 7873 14th Ave, Burnaby, BC  
Block 17, District Lot 28, Group 1, NWD, Plan 627

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Lot 1, Currently Lots 12, 13 & 14,

#### Letter of Intent

This letter outlines key points of our application for your review and consideration of the proposed rezoning of the captioned properties. The subject site is consisted of three lots, 7629, 7639 6th Street and 7873 14th Ave with total lot area of 17,989 sq sf. 7629, 7639 6th St. are currently zoned C-2 and 7873 14th Ave is currently zoned R-5. They are located at the southwest corner of 6th Street and 14th Ave. and at the central location of Sixth Street Urban Village; they are currently designated for medium density mixed use in OCP.

The proposal calls for rezoning of the lots to CD zone based on C-1 and RM-3R to incorporate rental components to the project as per the city's policies that are currently being adopted. Followings are the key summary of the proposal;

1. Zoning: Existing: C-2 and R-5  
Proposed: CD utilizing C-1 and RM-3R
2. Site Area: 17,989 sf (1,671 sm) Before Dedication
3. Density:
 

Commercial	approx. 9,174 sf (852.5 sm) FAR 0.51
Residential	approx. 35,602 sf (3,308 sm) FAR 1.98 in total consisted of;
	19,788 sf (1,838 sm) FAR 1.1 market sale unit
	8,814 sf (1,837 sm) FAR 0.49: market rental from C-1
	7,000 sf ( 650 sm) FAR 0.39: inclusionary rental
Total	approx. 44,776 sf (4,160 sm) FAR 2.5 is proposed
4. Site Coverage: approx. 60 % Above Grade Structure  
approx. 100% for Below Grade Parking Structure are proposed.
5. Height: 6 Storeys is proposed
6. Residential Unit Mix: approx. 45 units in mix of studio, 1 bedroom, 2 bedroom units proposed
7. Parking:
 

Total of 72 Parking, 1 Loading & 1 Car Wash Stalls are required & proposed

  - a) 25 Market Sale Residential Units x 1.5 space/ unit= 40 stalls
  - b) 20 Rental Residential Units x 0.6 space/ unit = 12 stalls
  - c) 852.5 sm Commercial Space x 1 space/46 sm = 18.5 stalls
  - d) 1 car wash stall & 1 loading bay are required
8. Bicycle Parking 45 units x 1 per units = 45 racks for residents required & proposed  
12 racks for visitors are required & proposed

We believe that the proposal will be a key piece required to complete the Sixth Street Urban Village and will contribute to add rental housing that are needed in the neighborhood. We look forward to working with the city staff to achieve desirable result that benefits and meets needs of the community.

BEST REGARDS,  
  
MIKE BHAYANA



SODHI REAL ESTATE GROUP

“ You don't close a sale; you open a relationship  
if you want to build a long-term, successful enterprise. ”



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