

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #19-51 2019 NOVEMBER 27

#### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Interworld Properties Inc.  
5407 Eglinton Street  
Burnaby, BC V5G 2B4  
Attn: Luda Artemieva
- 1.2 Subject:** Application for the rezoning of:  
Lot 2, DL 135, Group 1, NWD Plan 23651
- From:** R4 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District)
- 1.3 Address:** 1508 Hatton Avenue
- 1.4 Location:** The subject site is located on the east side of Hatton Avenue, south of Kitchener Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 19.05 m (63 ft.), a depth of 37.15 m (122 ft.), and a total area of 707.71 m<sup>2</sup> (7,618 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 four unit multiple-family residential development.

#### 2.0 POLICY FRAMEWORK

The subject rezoning proposal aligns with the following goals and sub-goals of the Corporate Strategic Plan:

##### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

**An Inclusive Community**

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

**A Dynamic Community**

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

### **3.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject site is currently occupied with an older single-family dwelling. Properties across Hatton Avenue to the west, north, and south along Hatton Avenue, and to the east across the lane are occupied primarily by single-family dwellings and a few two-family dwellings, all of various ages and conditions. At the south end of Hatton Avenue are two multiple-family developments constructed under Rezoning References #19/86 and #32/92. It is noted that a separate application (REZ#19-58) to rezone a nearby City-owned site at 7285 Kitchener Street from the CD Comprehensive Development RM1 District to the CD RM2 District has been advanced for Council's consideration, in order to permit non-market rental housing (see Sketch #1 *attached*).

### **4.0 BACKGROUND INFORMATION**

The subject site is currently zoned R4 Residential District and is designated within the Montecito Community Plan for low density multiple-family residential development, utilizing the RM1 District as a guideline (see Sketch #2 *attached*). The subject site is identified in the Plan as part of a 12 lot assembly area with other R4 District properties that are bounded by Hatton Avenue, Kitchener Street, and Augusta Avenue (see Sketch #1 *attached*).

### **5.0 GENERAL INFORMATION**

- 5.1 The applicant is requesting rezoning to the CD Comprehensive Development District, utilizing the RM2 District as a guideline, in order to permit the construction of a 2 to 2.5 storey, four unit multiple-family development with accessory garage, at a maximum Floor Area Ratio (FAR) of 0.7. While the site is designated for low density multiple-family residential development, utilizing the RM1 District, the CD RM2 District is considered appropriate given that this is the standard zoning applied to a majority of small lot infill development throughout the City. In addition, the CD RM2 District is currently proposed for 7285 Kitchener Street, as noted above. Furthermore, the RM1 District is generally not considered a viable development option, particularly given that the RM1 District's maximum FAR of 0.45 (where no underground parking is provided) is less than that which would be permitted on the subject site for a single-family dwelling under existing zoning.

While the proposed site is identified in the Plan as part of a 12 lot assembly area, the rezoning of the site on its own provides for small infill development on a site-specific basis. It is also unlikely that the 12 properties in the designated assembly area would be assembled for RM1 District redevelopment in the future, particularly given the existence of two newer dwellings in the assembly area and the value of R4 District development potential relative to RM1 District development potential. Further, the proposed rezoning does not prohibit the ability of remainder sites to achieve similar development potential. Vehicular access to the site will be from the rear lane.

A minor amendment to the Montecito Community Plan is required to provide for CD RM2 District development on the subject site. This amendment is considered supportable, in order to facilitate multiple-family development in the Plan area. In addition, the amendment supports the “gentle” density principles noted in the Mayor’s Task Force on Community Housing’s findings, as noted in its final report. A broader Community Plan amendment to address the remaining RM1 District designated lands may be advanced for Council’s consideration at a later date.

- 5.2 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, cash-in-lieu for construction of Hatton Avenue to its final standard.
- 5.3 As the proposed rezoning is for a four unit infill development utilizing the RM2 District as a guideline, inclusionary rental requirements under the Council-adopted rental use zoning policy would not apply to this rezoning application.
- 5.4 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.
- 5.5 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.
- 5.6 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. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 5.7 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge;
  - b) GVS & DD Sewerage Charge;
  - c) School Site Acquisition Charge; and,
  - d) Regional Transportation Development Charge

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

## 6.0 RECOMMENDATIONS

1. **THAT** the amendment to the Montecito Community Plan to permit CD RM2 District development, as outlined in Section 5.1 of this report, be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
2. **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.

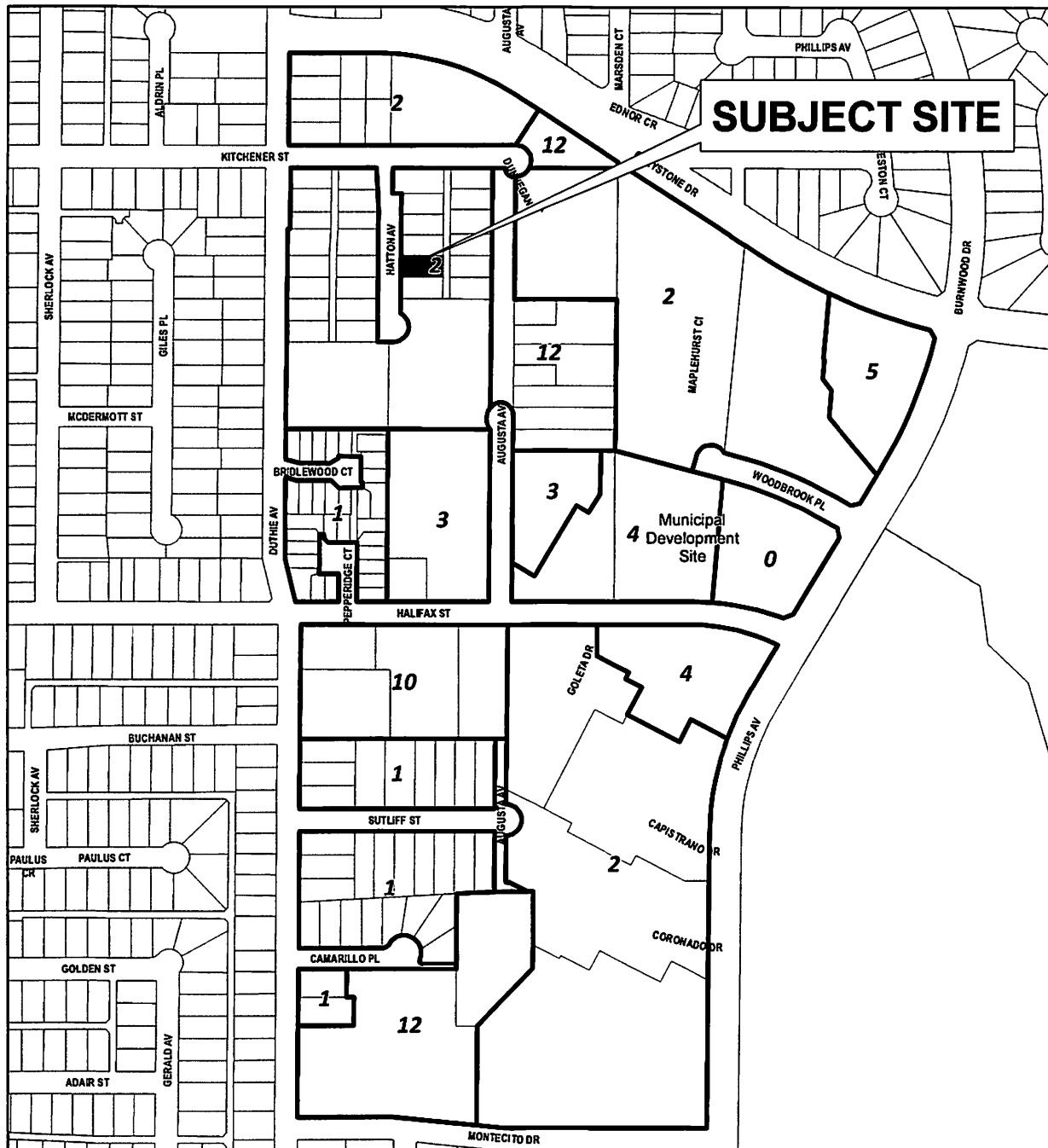


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### *Attachments*

cc: City Solicitor  
City Clerk



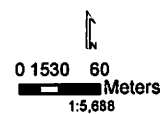


- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 5 Commercial                         |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential   |                                      |



Planning and Building Dept

## MONTECITO PLAN





## InterWorld Properties Inc.

5407 Eglinton Street, Burnaby BC, V5G 2B4, Canada  
Tel: 604.299.5796 Fax: 604.291.0288

### LETTER OF INTENT

**Attn: To Whom It May Concern,**

Date: Oct-19-2019

RE:

Civic Address: 1508 Hatton Avenue, Burnaby BC, V5A 2V1

Legal Description: Lot 2, District Lot 135, Group 1, New Westminster District Plan 23651

PID: 009-287-868

We hereby would like to formally apply for a rezoning of the aforementioned property lot through this letter of intent, alongside all other relevant documents required for the application.

The current lot is zoned under R4, and we would like to rezone it into a CD RM2. With this new zoning, we intend to build a 4-plex unit, where each home will be approximately 1500sqft, with a single detached garage each on the back lane, but still within the parameters of the 0.7 FSR. The current single detached house will be demolished and a new one will be built. The design will be consistent with the existing neighborhood in order to have the least amount of disturbances to the community both physically and aesthetically. The frontage and setbacks will be consistent with the existing R4 zoning, while the design will be of a modern contemporary décor. The height of the building will be 2 to 2.5 stories, well below the allowance of a RM2 zoning, in order to keep the appearance of the neighborhood without blocking any of the view from the surrounding neighbors or casting any unnecessary shadows.

We believe this lot is very suitable for this 4-plex project, as the current OCP already had the intentions of increasing the area's density in an RM1. RM1 is not applicable to us thus we would like to rezone it into a RM2. The neighbors on the South side is already a multi-family development, which we believe that the existing infrastructure is already suitable for us to build a multi-family 4plex unit as well, without any further enhancements. The lot also resides on a cul-de-sac, with minimal traffic, thus having a 4-plex unit should not affect the traffic flow heavily. Same applies to the back lane where the 4 separate garages will be. The lot is the second to the last on the back lane, thus having a 4 car garage will not affect the traffic of the neighbors.

Thank you for your time and attention to this matter. Should you have any questions or concern, please do not hesitate to contact me.

Sincerely,

Gary Cheng

InterWorld Properties Inc.  
Dba: 1225149 BC Ltd.

Luda Artemieva

LVA Concepts Inc.  
Authorized agent