



Item .....
Meeting ..... 2019 November 18

COUNCIL REPORT

**TO:** CITY MANAGER 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-15**  
**MULTIPLE-FAMILY INFILL DEVELOPMENT**  
**Royal Oak Community Plan**

**ADDRESS:** 7584 MacPherson Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Parcel "A" (Explanatory Plan 25166) Lots 2 and 3, Block 33, District Lot 97, Group 1, New Westminster District Plan 1312

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "7584 Macpherson Avenue, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

**APPLICANT:** Bima Holdings Inc  
7429 Morley Drive  
Burnaby, BC, V5E 3X9  
Attn: Bim Sahdev

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 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 to City standards and constructed in accordance with the Engineering Design. One of the

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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 deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The deposit of the applicable Regional Transportation Development Cost 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 five-unit infill multiple-family residential development.

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## 2.0 POLICY FRAMEWORK

The proposed development is in line with the multiple-family designation of the Council-adopted Royal Oak 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 BACKGROUND

- 3.1 On 2018 June 11, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue 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 located on the northeast corner of MacPherson Avenue and Rumble Street (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling, constructed in 1934. The subject property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the immediate north and east of the subject property, are a mix of older and newer single and two-family dwellings, with a City-owned low-rise townhouse development (Rezoning Reference #68-67) located at 5706 Irmin Street. To the south, across Rumble Street is a single and two-family residential neighbourhood, with a mix of new and older single and two-family dwellings. To the west, across MacPherson Avenue, is MacPherson Park, with Burnaby South Secondary School beyond. Vehicular access to the property is currently taken from Macpherson Avenue.
- 3.3 The subject property is located within the residential transitional area of the Council-adopted Royal Oak Community Plan, which allows for a mix of single and two-family dwellings, and infill low-rise multiple family residential development. The property is currently zoned R5 Residential District, and is proposed for rezoning to the Comprehensive Development utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*). Given the site orientation to the adjacent park and proximity to other low-rise townhouse complexes, it is considered an appropriate location for low-rise townhouse development. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

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**4.0 GENERAL COMMENTS**

- 4.1 The development proposal is for a three-storey, infill multiple-family residential development with five units. The maximum proposed density of the project is 0.7 F.A.R. with garage and surface parking. Vehicular access to the site will continue to be from MacPherson Avenue.
- 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 MacPherson 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 five 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 1.5 m (5 ft.) along MacPherson Avenue, and 3.0 m (10 ft.) by 3.0 m (10 ft.) and truncation at the intersection of MacPherson Avenue and Rumble Street 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.
- 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 Charge.

**5.0 DEVELOPMENT PROPOSAL**

**5.1 Site Area**

Gross Site	- 1,148.5 m <sup>2</sup> (12,362 sq. ft.)
Road Dedication	- 41.1 m <sup>2</sup> (442 sq. ft.)
Net Site	- 1,107.4 m <sup>2</sup> (11,920 sq. ft.)

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- 5.2 **Site Coverage** - 30 %
- 5.3 **Density and Gross Floor Area**
  - Floor Area Ratio - 0.7
  - Gross Floor Area - 803.6 m<sup>2</sup> (8,650 sq.ft.)
- 5.4 **Residential Unit Mix**
  - 5 - Three bedroom units - 160 m<sup>2</sup> to 163.4 m<sup>2</sup>  
(1,723 sq. ft. to 1,759 sq. ft.)
- 5.5 **Building Height** - 3 storeys
- 5.6 **Vehicle Parking**
  - 5 units @ 1 resident space per unit - 5 spaces, plus 1 visitor space
- 5.7 **Bicycle Parking**
  - 5 units @ 1 resident space per unit - 5 spaces, plus 4 visitor spaces



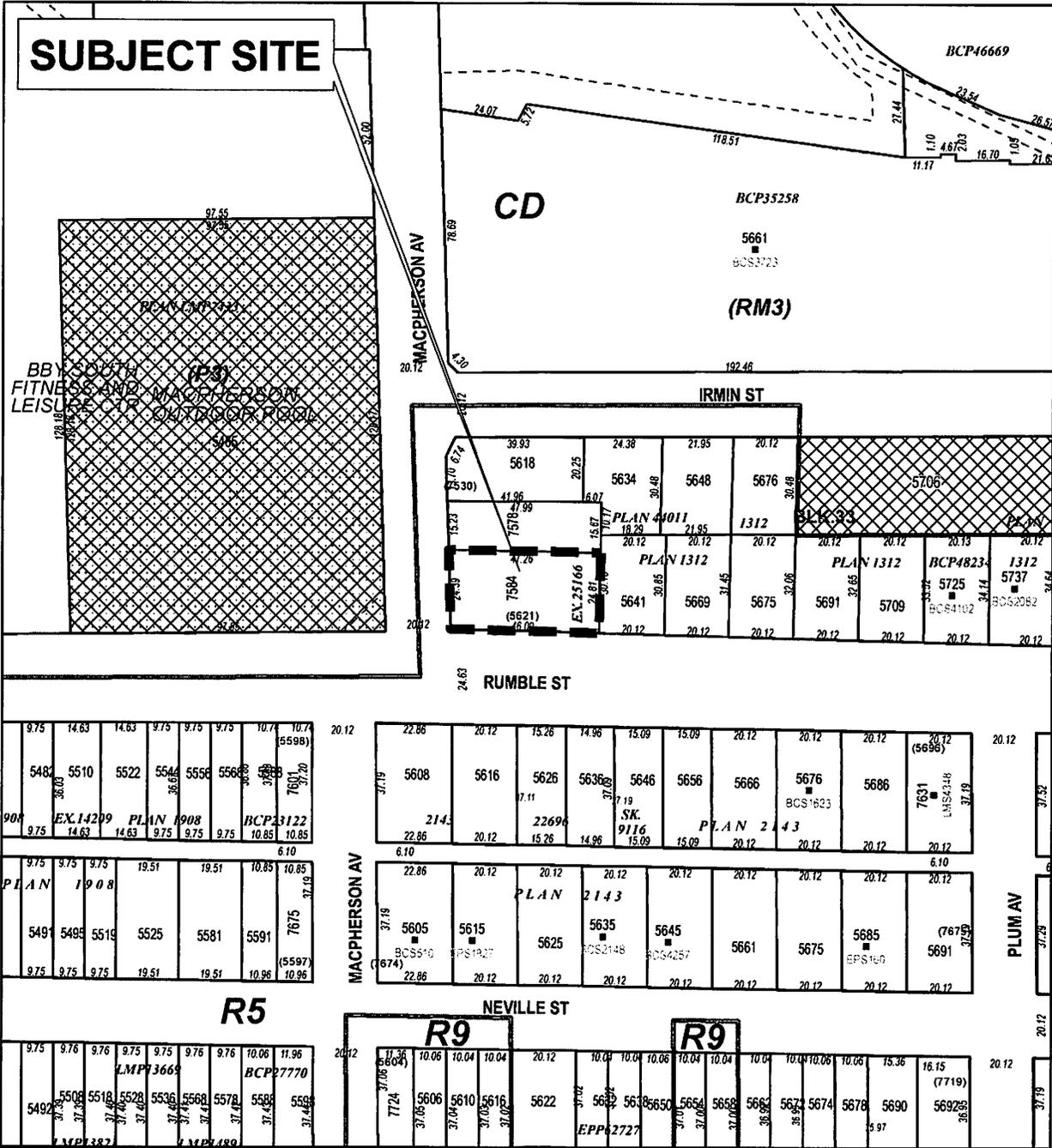
E.W. Kozak, Director  
PLANNING AND BUILDING

SMN:rh

*Attachments*

cc: City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE: OCT 02 2019

SCALE: 1:2,000

DRAWN BY: AY

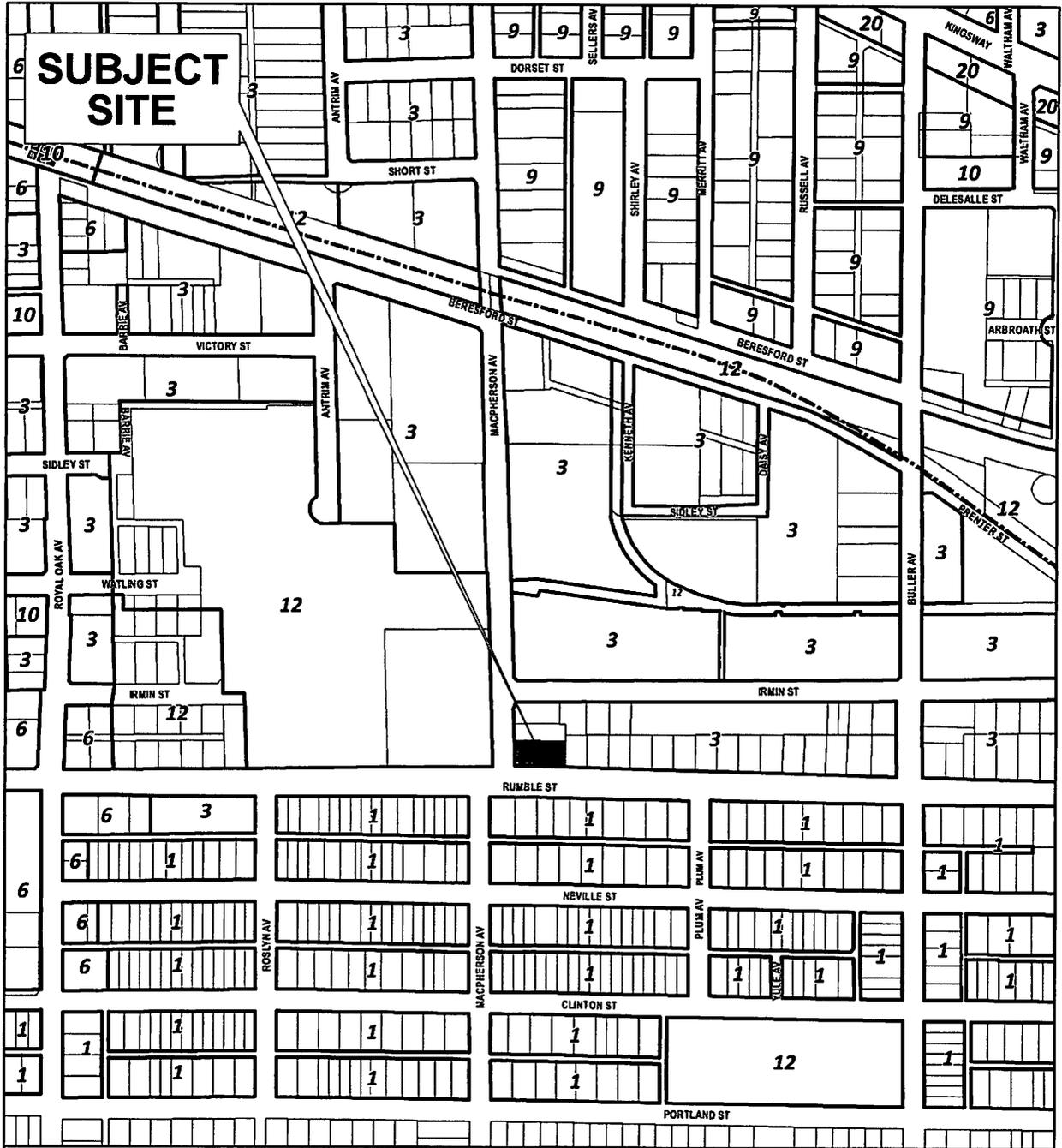
**REZONING REFERENCE #18-15  
7584 MACPHERSON AVENUE**



Subject Site



City-owned Property



**Royal Oak Community Plan  
Land Use**



PLANNING & BUILDING DEPARTMENT

**General Land Use Designation Key**

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

