

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-01 2020 APRIL 22

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Cranberry Commons Cohousing
4272 Albert Street #105
Burnaby, BC V5C 2E8
Attn: Maria Odete Pinho
- 1.2 Subject:** Application for the rezoning of:
Strata Lots 14, 15, 16, DL 121, Group 1, NWD Strata Plan LMS4503
together with an interest in the common property in proportion to the
unit entitlement of the strata lot.
- From:** CD Comprehensive Development District (based on RM4 Multiple
Family Residential District)
- To:** Amended CD Comprehensive Development District (based on RM4
Multiple Family Residential District and the Hastings Street Plan
Area as guidelines)
- 1.3 Address:** 4272 Albert Street
- 1.4 Location:** The subject site is located on the south side of the 4200 block of
Albert Street (see Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 50.28 m (165.0 ft), a
depth of 37.17 m (122.0 ft.), and a total area of approximately
1,870.00 m² (20,129 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 reduce
the number of parking stalls from 38 to 34 to allow for additional
secured bicycle parking and to increase the total floor area of the
existing building by 37 m² (400 sq. ft.).

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

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.
- Healthy environment – Enhance our environmental health, resilience and sustainability

A Dynamic Community

- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

An Inclusive Community

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site at 4272 Albert Street is located on the south side of the 4200 block of Albert Street (see *attached* Sketches #1 and #2). The subject site is occupied by Cranberry Commons Cohousing, a 3 and 4-storey 22-unit stacked townhouse and apartment building. Directly north of the site, across Albert Street, the neighbourhood is comprised of primarily single family homes with some multi-family development along Albert Street. To the south, across a lane is a property consisting of a 5-storey mixed use residential building with commercial fronting Hastings Street that was constructed in 2018. To the east is a City-owned surface parking lot. Vehicular access is provided from the lane, with parking provided underground.

4.0 BACKGROUND INFORMATION

The subject site, located within the Council-adopted Hastings Street Area Plan (see *attached* Sketch #2), is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4 Multiple Family District and the Hastings Street Area Plan as guidelines). On 2000 October 30, Council adopted Rezoning Reference #99-37 to rezone the subject site to the CD Comprehensive Development District (based on RM4 Multiple Family Residential District) to permit the development of a 3 and 4-storey stacked townhouse and apartment building with underground parking.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning of the subject site to the amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Hastings Street Plan Area guidelines), to reduce the number of underground parking stalls from 38 to 34 in order to create space for a secured bicycle parking area for residents. The applicant also requests an increase to the total floor area of the development by 37 m² (400 sq. ft.). The latter request is sought so that three townhouse units (#105, #107, and #109) may extend the floor area of their lofts. This proposed increase would involve no external change, nor change the footprint of the existing building.
- 5.2 The building currently has a total of 38 underground parking stalls. This figure is based on the requirement of providing 1.6 stalls per apartment unit, 1.75 stalls per townhouse unit, 6 visitor stalls, and one car wash stall. It is noted that other multiple family uses in the Hastings Street area developed under the RM6 and C8 Districts require 1.0 spaces per unit; as such, the proposed parking reduction is considered supportable.
- 5.3 The building currently has a total of 22 bicycle parking stalls, which are located in the underground parking area in three separate bicycle storage rooms. This figure amounts to one bicycle parking stall per unit. There is also an above ground visitor bike rack which can accommodate 5 bicycles. The proposed parking reduction is being considered so that the development can improve the quality and amount of secured bicycle parking stalls for residents.
- 5.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.5 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 RECOMMENDATION

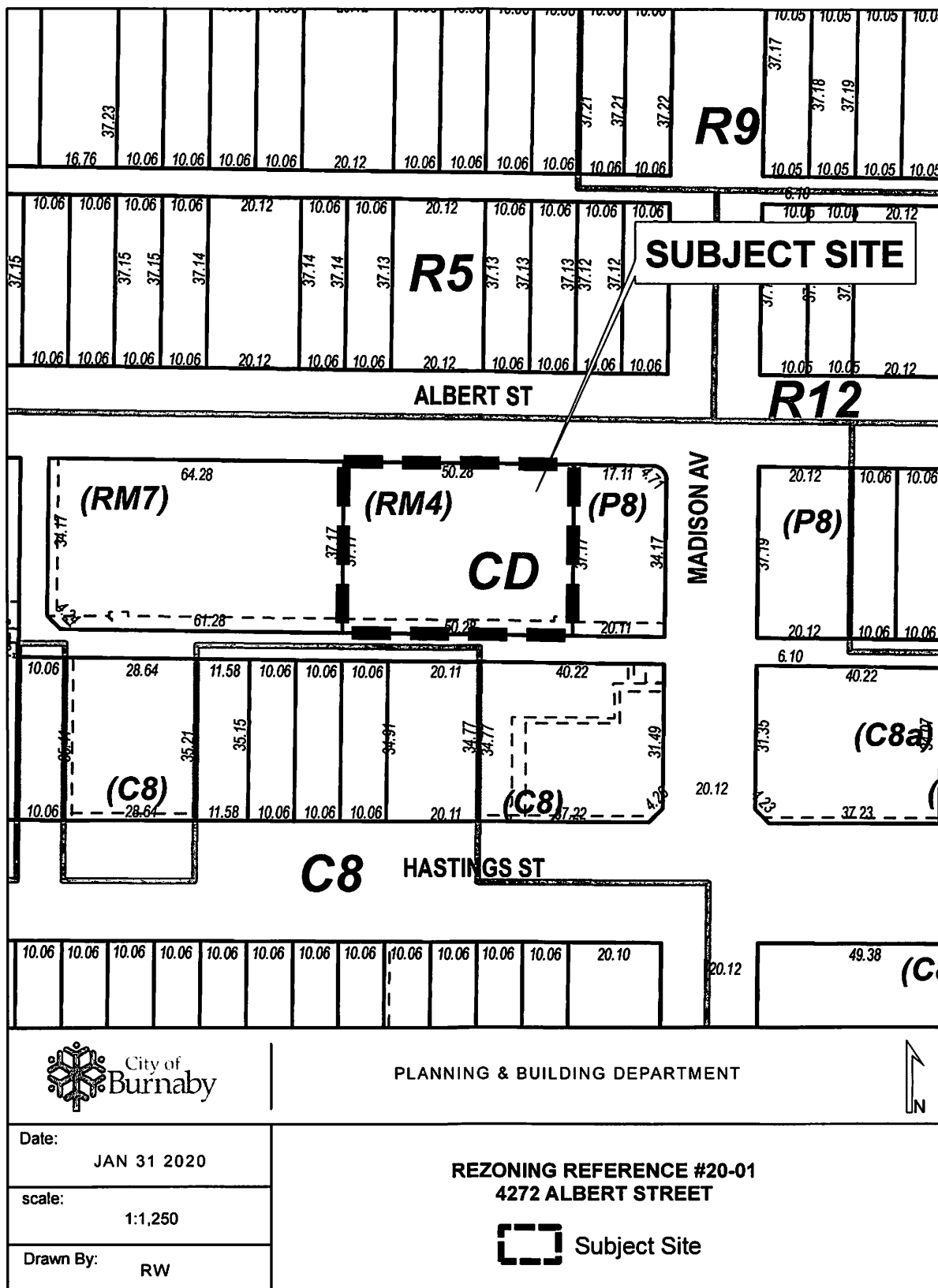
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

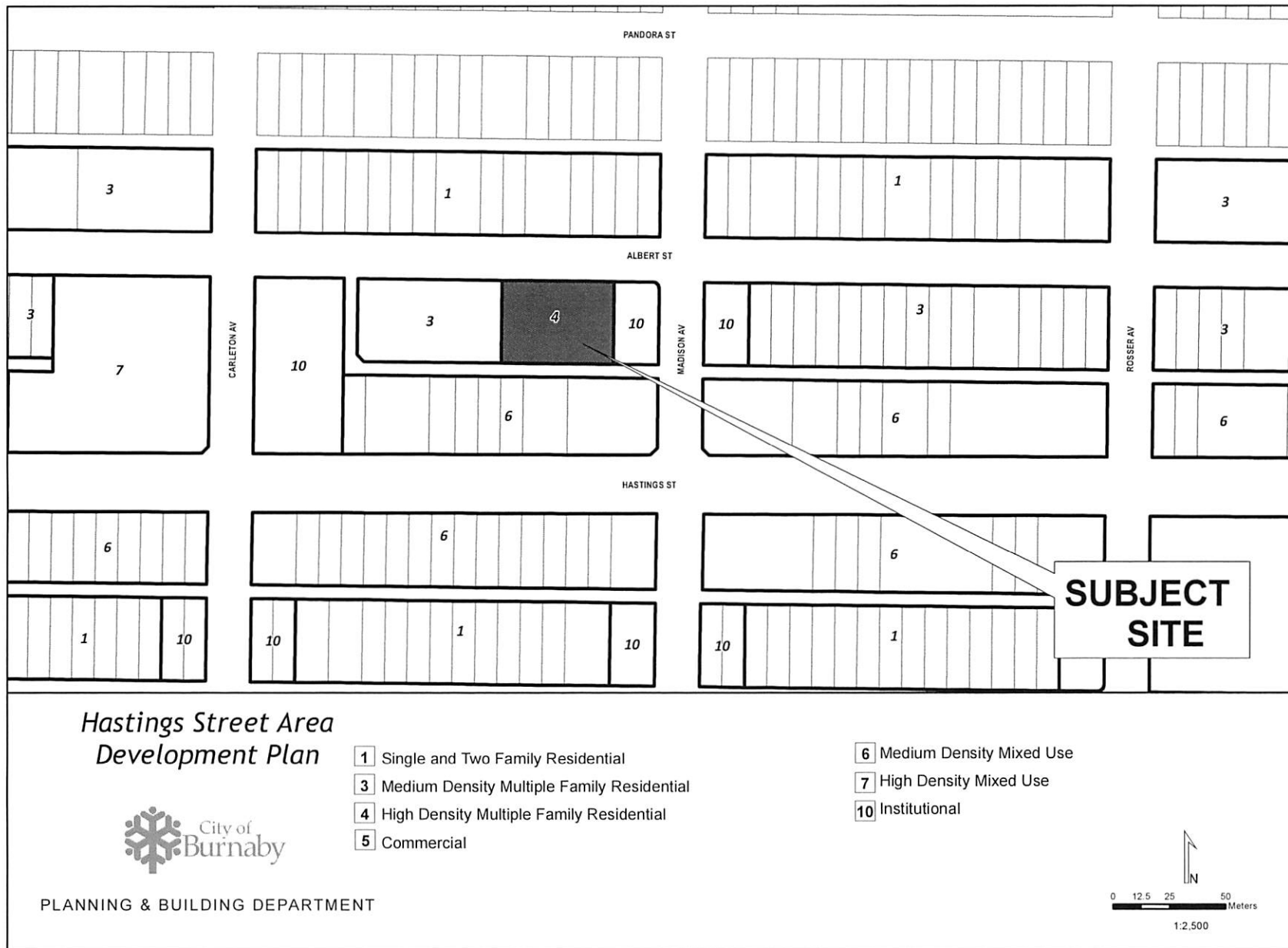


JT:tn

Attachments

cc: City Solicitor
City Clerk





Maria Odete Pinho
Unit 105 - 4272 Albert Street
Burnaby BC V5C2E8
Cell: 604-568-8876

January 29, 2020

City of Burnaby
Att: Jesse Dill, Senior Current Planner
4949 Canada Way, Burnaby BC V5G 1M2

RE: Letter of Intent - Rezoning Application, 4272 Albert Street, Burnaby

Dear Jesse,

I am pleased to provide you with a letter of intent outlining the two reasons for the requested rezoning. The property located at 4272 Albert Street went through a rezoning process (RZ99-37) in 1999, which was approved by City Council in 2000. At that time, the rezoning permitted a 22-unit multifamily residential development, with one-level underground parkade. This was followed by PPA00-163, which established a requirement for 38 parking stalls.

Request #1 - Reduce requirement from 38 vehicle parking stalls to 34 stalls

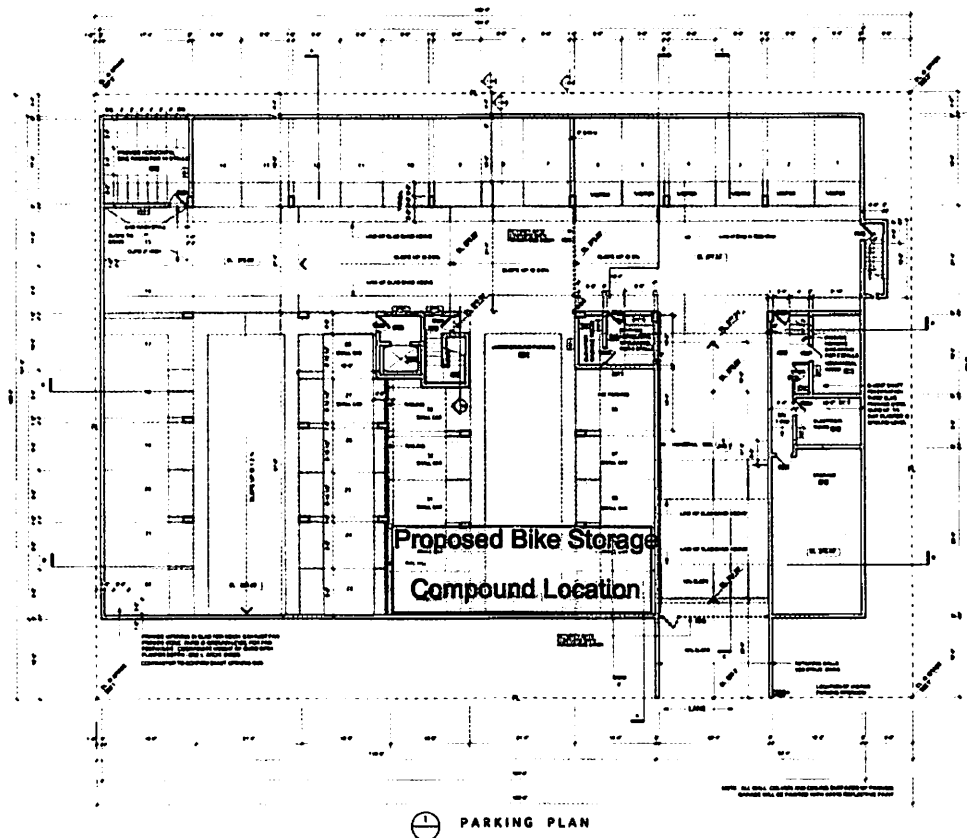
It is important to note that the parkade at 4272 Albert Street is strata common property and parking is unbundled from unit ownership. At the time of rezoning, this 22-unit development was required to provide 1.6 vehicle parking stalls per unit, plus visitor parking - 38 vehicle parking stalls in total. Vehicle parking stall count cannot be changed, or repurposed, without rezoning.

During the 20-year history of our community, there has always been a surplus of vehicle parking stalls (5 spaces are currently being used for long term vehicle storage, due to the surplus). We are located on a frequent transit network, with an abundance of services and many residents do not own a car. We are located within a 10-minute walk of 3 modo car share vehicles. We have an increasing number of residents that are daily bike commuters, who own expensive and/or electric bikes, and who see a need for secure bike parking in our community. The behaviour of our residents in reducing vehicle use is aligned with the City of Burnaby's Transportation Plan objectives. Our residents have strongly expressed a need for secure bike parking and storage, as evidenced in the attached strata minutes of December 17, 2019.

→ A Class 1 secure bike compound (like the image shown, using chain-link fencing) is desired for storage of bikes. The best siting for access to /from a future bike storage compound would be on parking stalls # 29, 30, 34 and 35 (shown on the architectural drawings). However, installing a bike storage compound would reduce the vehicle parking by 4 stalls, and there is no system in the City of Burnaby to allow for minor changes to parking count, even with reasonable justification and proof of need.



We understand that a Tenant Improvement Permit is required for such an installation and this requires a Preliminary Plan Approval (zoning allowance) to proceed. Quotes for installing a bike storage compound in the parkade, including all parts and labour, moving existing bike racks and installing new ones, is about \$8,500. The cost of a rezoning application is an additional \$3491.



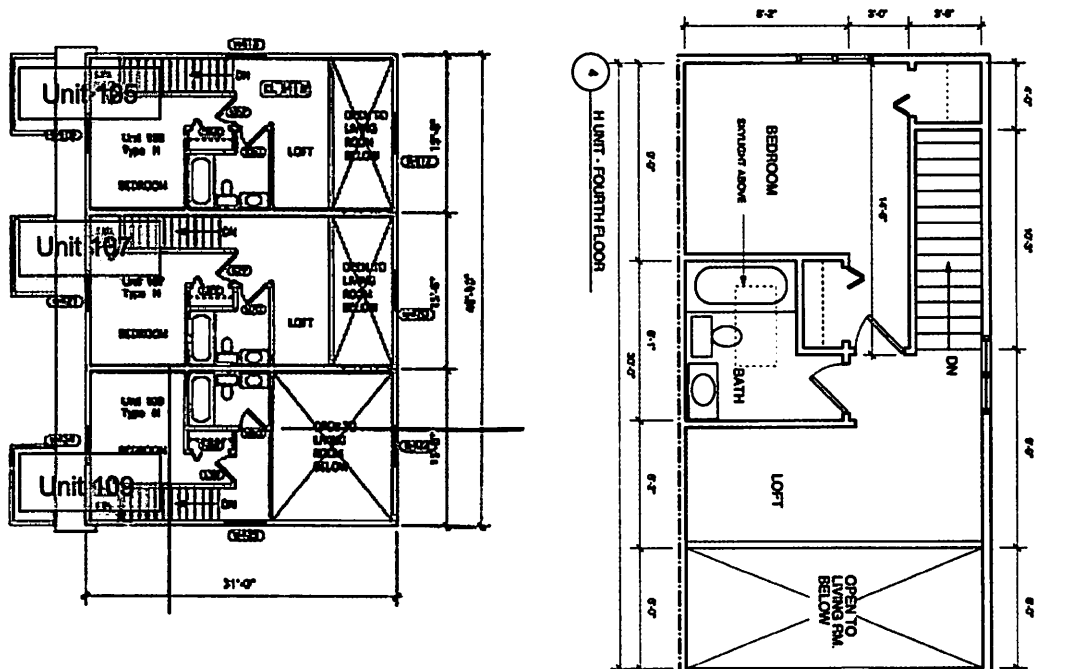
Request #2 - Allow Maximum Additional 400 SF of Developable Floor Area

Total floor area for this development was fixed at the time of rezoning in 1999/2000. As we will be undertaking a rezoning process, we are also asking for a slight increase in total square footage in the overall development (of 400 square feet), as this would give owners of three units with lofts the option of extending their floor area. These owners are willing to contribute to the cost of a rezoning application, which makes this more attractive for strata owners who would like to have shared secure bike parking built. The strata owners who desire the shared secure bike parking would otherwise find the rezoning application fees to be financially prohibitive.

Three townhouses with lofts (units 105, 107, 109) would benefit from an additional 90 to 180 sf of allowable floor area for extending the floor area of the internal loft (see image below). The added density would be invisible to neighbours and fully contained within the existing unit walls. This change would allow more practical use of the space within the 3 units. Should owners be

permitted to extend the spaces, they may eliminate the existing pony wall which has a significant drop off to the first floor below. It is a practical change, with no impact or visibility to any neighbours.

Below-left is a plan view of the three townhouse units, with lofts opening from third to second floors below. Below-right is a plan view close up of units 105 and 107, showing opening to living room below (90sf). Unit 109 loft opening to living room below is the largest area (180sf).



Finally, I have attached supporting application materials including: application form; minutes of our strata authorizing me to act as agent for this rezoning application; title searches for the 3 loft units and strata common property. Payment of \$3,491 for basic rezoning fee is also being submitted.

Please feel free to contact me if you have any questions. My phone number is 604-568-8876. Thank you for your consideration.

Kind regards,

[Handwritten signature]

Maria Odete Pinho
Resident and Authorized agent for 4272 Albert Street, Burnaby