

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-23 2020 September 30

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Matthew Cheng Architect Inc.  
Attn: Matthew Cheng  
202 – 670 Evans Avenue  
Vancouver, BC V6A 2K9
- 1.2 Subject:** Application for the rezoning of:  
Lot 7, Block 16, DL 116, NWD Plan 1236
- From:** RM6 Hastings Village Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM6 Multiple Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 3768 Pender Street (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a width of 15.24 m (50.0 ft.), a depth of 37.19 m (122.0 ft.), and a total area of 566.7 m<sup>2</sup> (6,100.0 sq.ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit multiple family residential building.

#### 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 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS**

- 3.1 The subject development site is within the Hastings Street Area Plan (see *attached* Sketch #2), and is designated for medium-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM6 and RM6r (as applicable) Hastings Village Multiple Family Residential Districts as guidelines.
- 3.2 The subject site is comprised of a single lot at 3768 Pender Street, which is currently vacant. To the immediate west and east are single-family dwellings. To the south, across a lane, are single family dwellings. To the north, across Pender Street, is a townhouse development that was constructed in 1993 under Rezoning Reference #91-47.

**4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to facilitate the development of a four-unit multiple-family development with parking at grade. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 0.7 FAR, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATION**

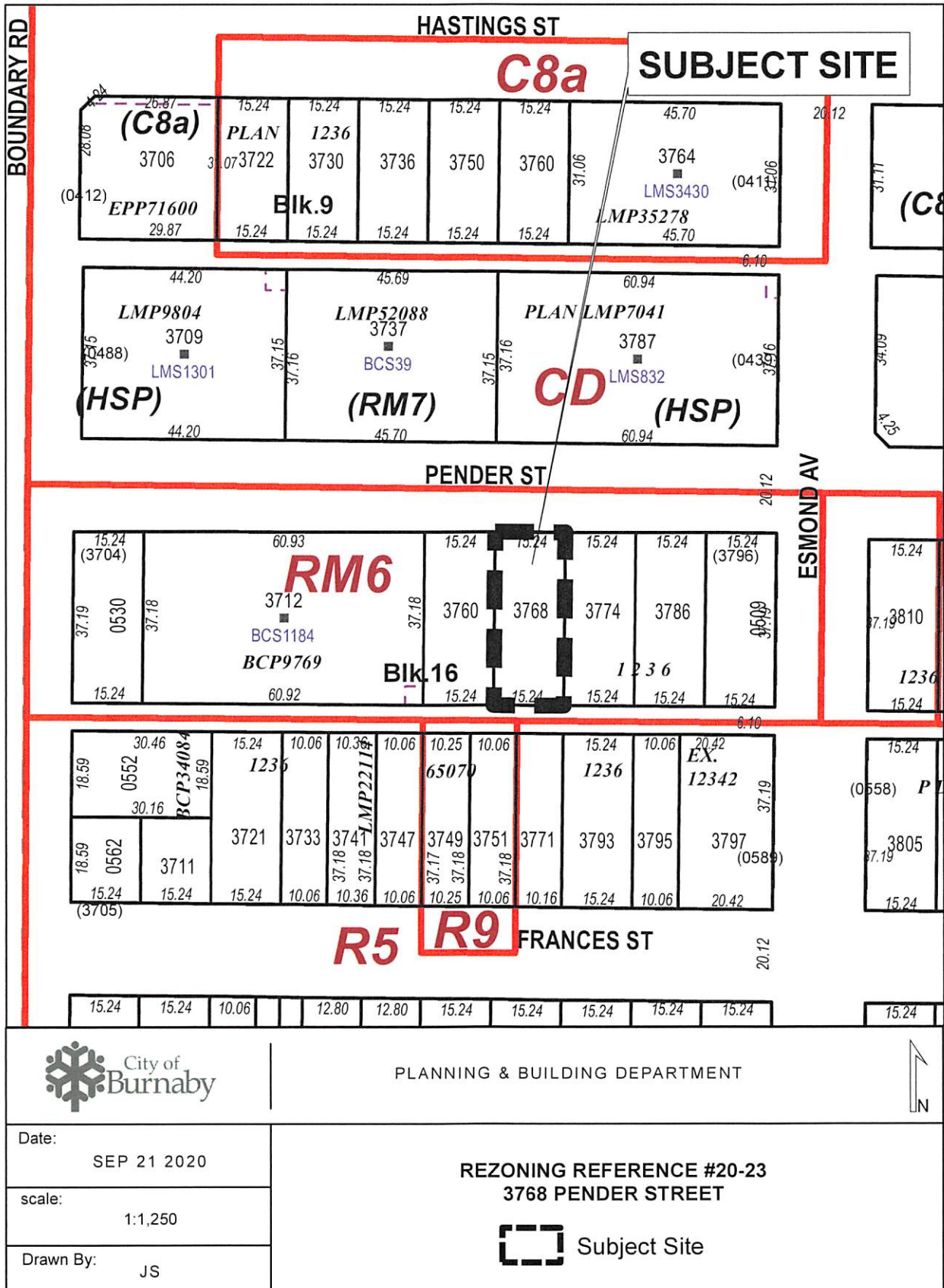
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

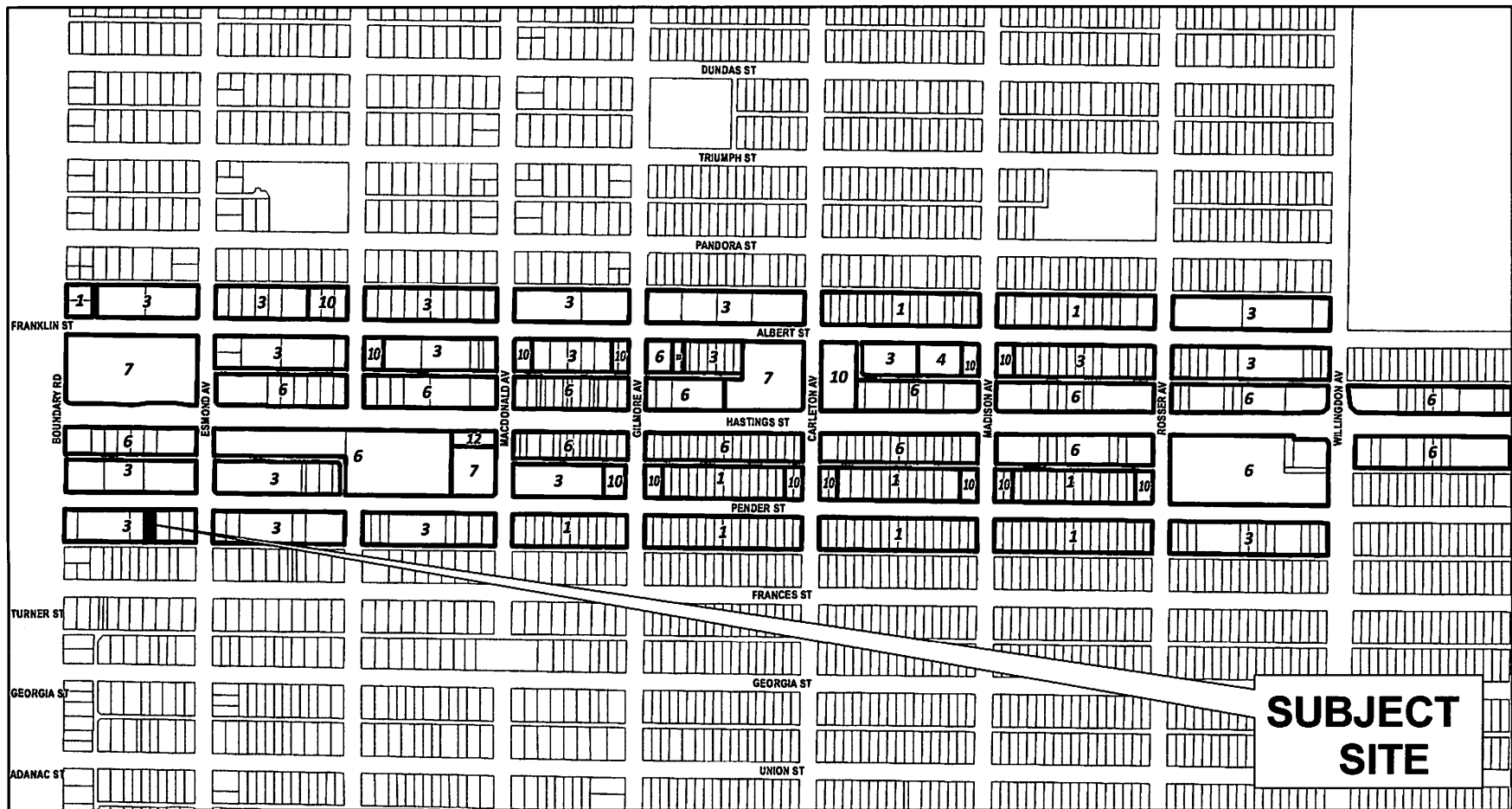


JT:tn

*Attachments*

cc: City Solicitor  
City Clerk



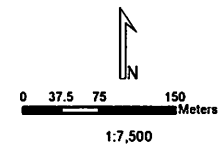


## Hastings Street Area Development Plan



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                                 |                            |



*Matthew Cheng, Architect AIBC  
Matthew Cheng Architect Inc  
202-670 Evans Ave  
Vancouver, BC, V6A2K9  
Phone: 604 731 3012*

*Date 09/23/2020*

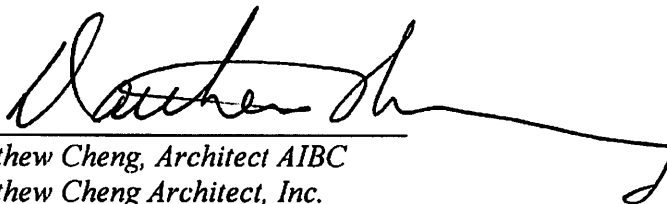
Ed Kozak, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Letter of Intent**  
Property Address: 3768 Pender St, Burnaby, BC  
Community Plan Area (CD RM6)

I, *Matthew Cheng*, on behalf of *Matthew Cheng Architect Inc*, have submitted this application to rezone *3768 Pender St, Burnaby, BC* from the current *RM6* to the *CD-RM6* Comprehensive Development District. The intent of this rezoning application is to construct a *4plex residential of up to 4 storeys*. *The proposed parking will be located on the surface and below ground.*

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely

A handwritten signature in black ink, appearing to read 'Matthew Cheng', with a long horizontal flourish extending to the right.

*Matthew Cheng, Architect AIBC  
Matthew Cheng Architect, Inc.*