

TO: CITY MANAGER 2021 February 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-01**
Reduction of Underground Parking and Increase of Residential Floor Area
Hastings Street Area Plan

ADDRESS: 4272 Albert Street (see *attached* Sketches #1 and #2)

LEGAL: Strata Lots 14, 15, 16, DL 121, Group 1, NWD Strata Plan LMS4503, Common Property, Strata Plan LMS4503

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, and in accordance with the development plan entitled "Cranberry Commons Cohousing, 4272 Albert Street - Bike Storage Improvement Rezoning" prepared by Luz Galindo)

APPLICANT: Cranberry Commons Cohousing
4272 Albert Street #105
Burnaby, BC V5C 2E8
Attention: Maria Odete Pinho

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 March 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08, and to a Public Hearing on 2021 March 30.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to amend the approved Comprehensive Development plan in order to reduce the number of resident parking stalls on the subject property from 31 to 27 to allow for additional secured underground bicycle parking, and to increase the total floor area within the existing multiple-family residential building by 37 m² (398.3 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

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

A Dynamic Community

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- 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 BACKGROUND

- 3.1 The subject site, located within the Council-adopted Hastings Street Area Plan (see *attached* Sketch #2), is designated for medium to high density multiple-family residential development (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 co-housing development (stacked townhouse and apartment building with underground parking).
- 3.2 The subject rezoning amendment application is being pursued to reduce the number of resident parking stalls from 31 to 27 spaces to allow for additional secured bicycle parking,

and to increase the total floor area within the existing multiple-family residential building by 37 m² (398.3 sq. ft.).

- 3.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting a rezoning amendment of the subject property to reduce the number of underground resident parking stalls to provide added room for bicycle parking, and to increase residential floor area to facilitate the extension of lofts in three residential units.
- 4.2 With respect to parking spaces, the building currently has 6 visitor stalls and 31 resident stalls, including 1 accessible parking space. This application proposes to reduce the amount of resident parking spaces from 31 to 27 to provide space in the underground parkade for additional bicycle parking. This parking reduction would result in 1.22 resident spaces per unit. 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 parking reduction of 4 spaces is considered supportable.
- 4.3 The building currently has a total of 22 bicycle parking spaces, which are located in the underground parking area in three separate bicycle storage rooms. This figure amounts to 1 bicycle parking space per unit. There is also an above ground visitor bike rack which accommodates 5 bicycles. The proposed parking reduction allows sufficient space to add 28 secure underground bicycle spaces for a total of 50 underground spaces. This increase results in the provision of over 2 bicycle stalls per unit, which is consistent with many new multiple-family developments in the City.
- 4.4 As part of this rezoning, the applicant is also requesting an increase to the total floor area of the building by 37 m² (398.3 sq. ft.). This 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 existing building footprint. Further, the building's gross floor area does not exceed the 1.3 FAR approved under rezoning reference #99-37, or the maximum 1.7 FAR permitted for the RM4 District under Burnaby Zoning Bylaw.
- 4.5 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.

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5.0 DEVELOPMENT PROPOSAL

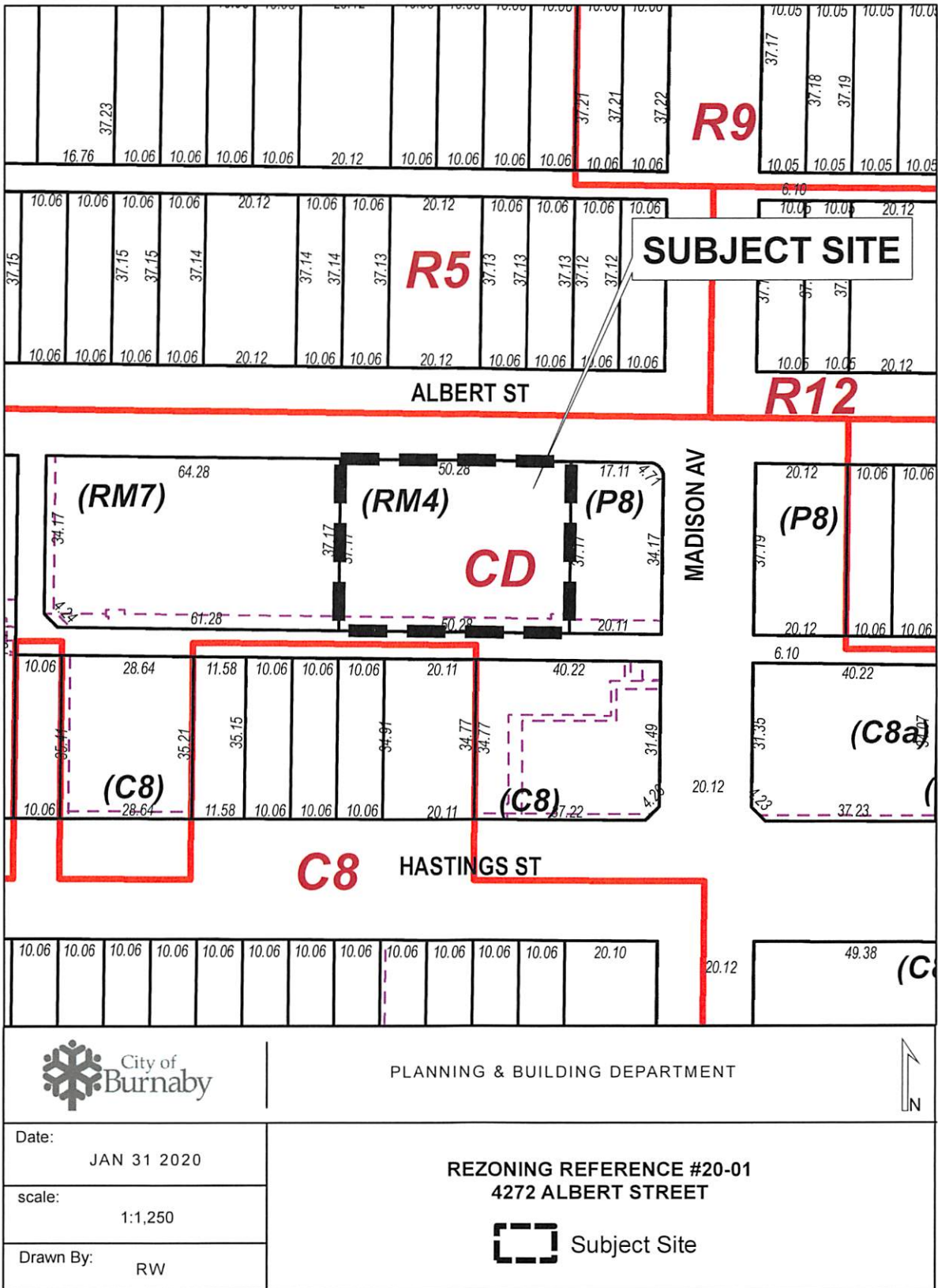
5.1	<u>Site Area</u>	-	1,869 m ² (20,118 sq. ft.)
5.2	<u>Density and Total Floor Area</u>		
	Existing Gross Floor Area (Rezoning Reference #99-37)	-	2,477 m ² (26,662 sq.ft.)
	Proposed New Gross Floor Area	-	37 m ² (398.3 sq. ft.)
	Total FAR (unchanged)	-	1.3 FAR
5.3	<u>Vehicle Parking</u>		
	Visitor Parking (unchanged)	-	6 spaces
	Resident Parking	-	27 spaces
5.4	<u>Bicycle Parking</u>		
	Secured Residential Total	-	50 spaces
	Residential Visitor Total	-	5 spaces

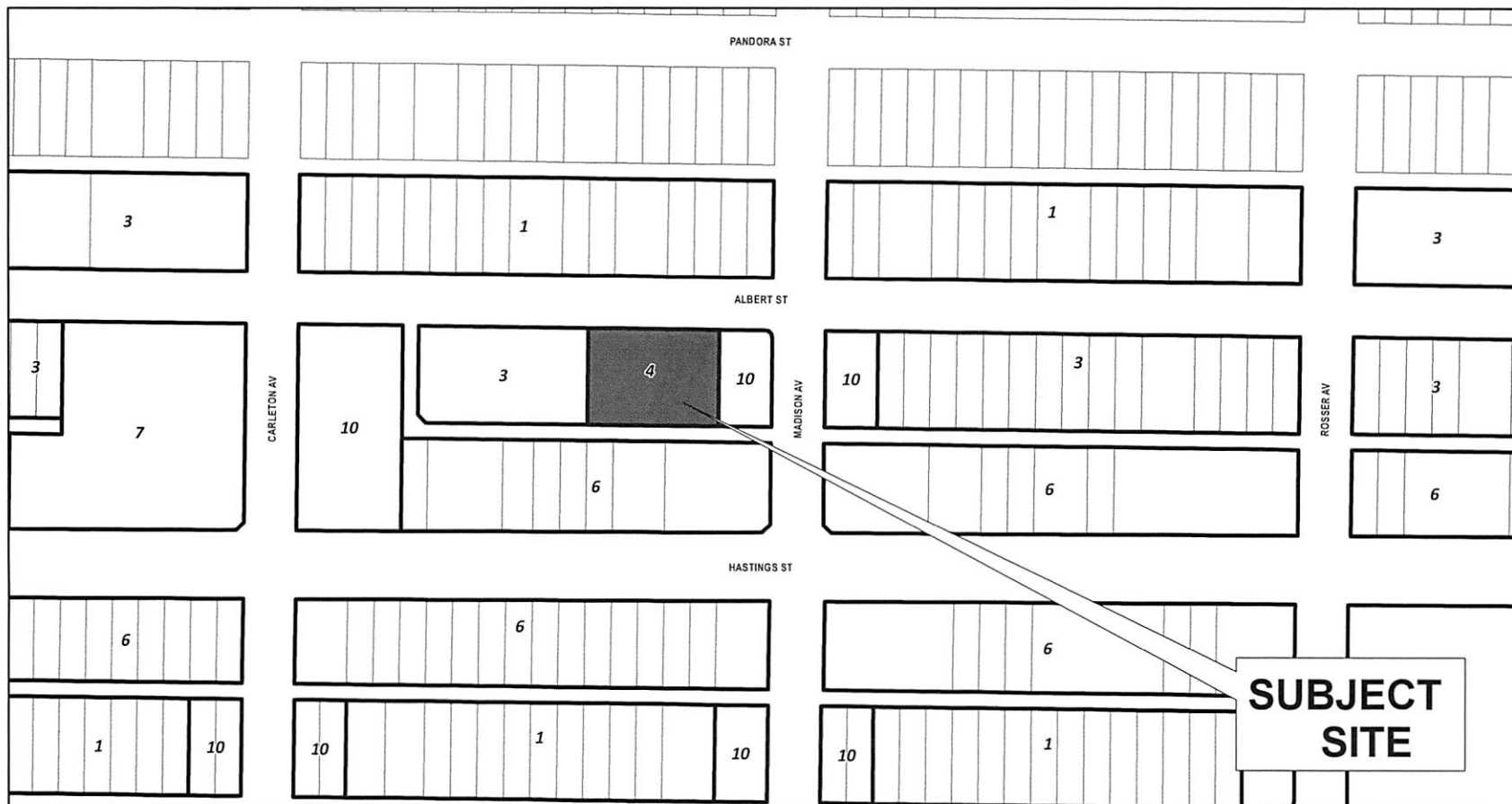

E.W. Kozak, Director
PLANNING AND BUILDING

JT

Attachments

cc: City Solicitor
City Clerk





Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial

- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 10** Institutional

