

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: PROPOSED AMENDMENT TO THE MONTECITO COMMUNITY PLAN**

**RECOMMENDATIONS:**

1. THAT Council endorse the proposed amendment to the Montecito Community Plan, as described in Section 3.0 of the report, as the basis for public consultation.
2. THAT Council authorize staff to undertake a public consultation process, as described in Section 5.0 of the report.

**REPORT**

The Planning and Development Committee, at its meeting held on 2021 July 12, received and adopted the attached report seeking Council endorsement of a proposed amendment to the Montecito Community Plan, in association with a proposed rezoning to develop a four-unit multi-family residential building at 1508 Hatton Avenue (Rezoning Reference #19-51).

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to: Acting City Manager Director Corporate Services Director Engineering Director Planning & Building Director Public Safety & Community Services Chief Building Inspector City Solicitor
--



Item .....
Meeting .....2021 July 12

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2021 July 7

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20  
*Reference:* REZ #19-51

**SUBJECT: PROPOSED AMENDMENT TO THE MONTECITO COMMUNITY PLAN**

**PURPOSE:** To seek endorsement of a proposed amendment to the Montecito Community Plan, in association with a proposed rezoning to develop a four-unit multi-family residential building at 1508 Hatton Avenue (Rezoning Reference #19-51).

### RECOMMENDATIONS:

1. **THAT** the Committee recommend Council endorse the proposed amendment to the Montecito Community Plan, as described in Section 3.0 of this report, as the basis for public consultation.
2. **THAT** the Committee recommend Council authorize staff to undertake a public consultation process, as described in Section 5.0 of this report.

## REPORT

### 1.0 INTRODUCTION

The Planning and Building Department is currently working with an applicant on a rezoning proposal for the property at 1508 Hatton Avenue (Rezoning Reference #19-51). The applicant proposes to rezone the subject property from R4 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District) to construct a four-unit multiple-family building on the site. The applicant has prepared a suitable plan of development and is ready to proceed with the next steps of the rezoning process. Further details on the proposed development are provided in Section 4.0 of this report. The proposed rezoning requires an amendment to the Montecito Community Plan (the “**Plan**”), for which staff is seeking Committee endorsement prior to proceeding with next steps of the rezoning process.

### 2.0 POLICY CONTEXT

The proposed plan amendment aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), and the Mayor’s Task Force on Community Housing Final Report (2019).

### 3.0 PROPOSED MONTECITO COMMUNITY PLAN AMENDMENT

The subject site is currently designated in the Plan for low density multiple-family residential development, utilizing the RM1 District as a guideline, and is identified as part of a 12-lot assembly with

other R4 District properties bound by Hatton Avenue, Kitchener Street, and Augusta Avenue (see Sketch #1 *attached*). To accommodate the proposed rezoning and permit development of the four-unit building independent from a broader land assembly at 1508 Hatton Avenue, a plan amendment is proposed for all 12 properties. The amendment would allow consideration for redevelopment of these 12 properties using the RM2 District as a guideline, rather than RM1, to permit infill development (e.g. four-plexes) with site consolidation no longer required. The existing lane would be retained. The current Plan designation of low density multiple-family residential development, which applies to all 12 properties, would also remain unchanged.

The proposed plan amendment is supportable, as it retains the existing multiple family designation, without requiring lot consolidation, and allows for a more feasible form of development under the RM2 District. While the RM1 District has been used for surrounding multiple family developments since 1969, no new development under the RM1 District in the Montecito area has been pursued since the mid-1980s. This is in part due to the fact that the RM1 District allows a maximum density of 0.45 FAR with surface parking, and 0.6 FAR with underground parking. This is the same density allowance, if not lower (depending on use) than the prevailing R4 District, which makes development of a single family or two family dwelling under the prevailing Zoning District simpler and more cost effective. The RM2 District allows for a slightly higher density at 0.7 FAR with surface parking.

The development of small-scale family-oriented townhouses of these properties under the RM2 District is in line with Quick Start #8 and Recommendation #1 in the Mayor's Task Force on Community Housing (MTFCH) to:

- simplify zoning and other requirements to increase the number of homes in more neighbourhoods; and,
- develop a plan for introducing new housing forms and family oriented housing in a variety of neighbourhoods.

It is noted that the Plan identifies a portion of Augusta Avenue to be closed and consolidated with Greystone Park, which may potentially be impacted as a result of the proposed plan amendment. Should lots along Augusta Avenue redevelop as four-plexes, they would require street access from Augusta Avenue. Any future proposed adjustment to the park boundary in the Plan would be advanced as a separate report to the Planning and Development Committee, and Parks, Recreation and Culture Commission.

#### **4.0 PROPOSED DEVELOPMENT CONCEPT**

The development proposal is for a two-storey (plus cellar) infill multiple-family residential building with four units, with each unit ranging between 122.9 m<sup>2</sup> to 123.7 m<sup>2</sup> (1,322.4 sq. ft. to 1,331.3 sq. ft.) in floor area. The maximum proposed density of the project is 0.7 FAR, and vehicular access to the site will continue to be from the rear lane. The proposed design includes an accessory detached garage located at the rear of the property which accommodates four parking spaces, and one separate surface visitor parking space.

#### **5.0 PUBLIC CONSULTATION APPROACH**

Should the Committee endorse the proposed plan amendment, staff recommend that mailed notifications be sent to property owners and/or occupants within 30 metres (98.4 feet) of the 12 properties impacted by the amendment, including an invitation to provide feedback and comments on the proposed amendment (see draft notification letter *attached*). Staff would also be available to host a virtual open house, in line

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Proposed Amendment to the Montecito Community Plan  
2021 June 23 ..... Page 3

with current protocols due to the current COVID-19 pandemic, to address any questions or concerns from the public.

Following the public consultation process, it is recommended that a Public Hearing report for the associated rezoning proposal be completed and forwarded to Council for consideration of First Reading and Public Hearing. This report would also include a recommendation for Council to approve the proposed plan amendment.

## 6.0 CONCLUSION

In summary, the proposed rezoning application for a four-unit multi-family residential development at 1508 Hatton Avenue, and required amendment to the Montecito Community Plan are supportable, based on consistency with the MTFCH and advantages it would provide for the surrounding properties and the wider neighbourhood. Therefore, it is recommended that staff be authorized to undertake public consultation as outlined in this report.

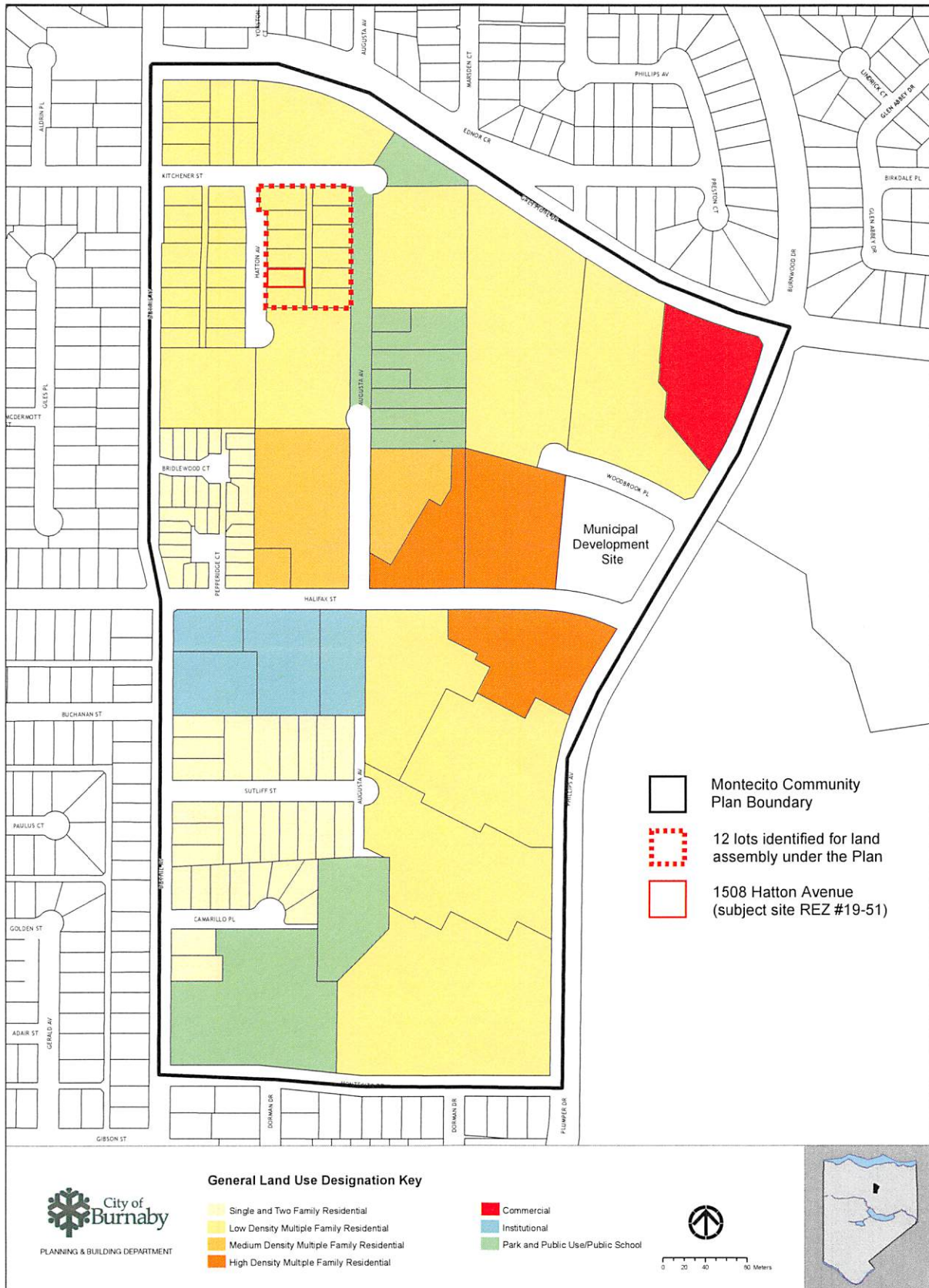


E.W. Kozak, Director  
PLANNING AND BUILDING

AY:

### *Attachments*

cc: Acting City Manager  
Director Corporate Services  
Director Engineering  
Director Public Safety and Community Services  
Chief Building Inspector  
City Solicitor





# MONTECITO COMMUNITY PLAN

## PROPOSED AMENDMENT

<insert date>

The City of Burnaby has received a rezoning application for the property at 1508 Hatton Avenue to permit a 4-unit multi-family building (i.e. a four-plex) on the property. In order for this rezoning application to be considered by Council, a minor amendment to the existing Montecito Community Plan is also required.

You are receiving this notice because you may be impacted by this proposed amendment, and we would like to hear your comments and feedback.

# DRAFT

### Why is this being done?

Community plans in Burnaby provide guidance for how different neighbourhoods can grow and change in the future. From time to time, these plans may be amended by City Council to accommodate changing trends in housing and other land use considerations.

The Montecito Community Plan was last updated in 1992, and envisions the twelve properties bound by Hatton Avenue, Kitchener Street and Augusta Avenue as a single land assembly to be redeveloped in the future under the RM1 Multiple Family Residential District (e.g. townhouses). The potential for a land assembly involving all of these properties, as well as the application of the RM1 District in this context, is considered to be outdated and limits the redevelopment potential of these properties.

The proposed amendment to the Montecito Community Plan would accommodate the proposed rezoning to build a four-plex at 1508 Hatton Avenue, independent of a broader land assembly with neighbouring properties. It would also open up the opportunity for the other eleven properties to propose similar types of residential development in the future through a separate rezoning process.

### How will this affect me?

If the proposed amendment is approved, it will remain up to individual homeowners to decide whether they would like to redevelop their properties through an individual rezoning process, or not. Each rezoning application is subject to Council approval.



### Get Involved!

City staff will host a virtual open house session where you can learn more and ask questions about this proposed amendment.

Date: <insert date>

Time: <insert time>

To register, please email [planning@burnaby.ca](mailto:planning@burnaby.ca) with your name and address.

If you would like to speak to City staff or provide written comments separately, please call 604-294-7400 or email [planning@burnaby.ca](mailto:planning@burnaby.ca) by <insert date>.