

COUNCIL REPORT

TO: CITY MANAGER 2007 February 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-12
8-unit Townhouse Project
Community Plan Eight

ADDRESS: 3753 & 3759 Manor Street (See attached Sketches #1 and #2)

LEGAL: Lot 12 and West Half of Lot 11, Blk 27, D.L. 69, Group 1, NWD Plan 1321

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Community Plan Eight guidelines and in accordance with the development plan entitled "Richview Townhouses" prepared by Matthew Cheng Architect Inc.).

APPLICANT: SMD Development Inc.
3753 Manor Street
Burnaby, B.C. V5G 1A8
(Attention: Dave Bhatara)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 March 27.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outline in Section 3.10 of this report, contingent upon the granting by Council of Second Reading of the subject rezoning Bylaw.
2. **THAT** the sale be approved for the City-owned property for inclusion with the subject development site in accordance with the terms outlined in Section 3.10 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 March 5, and to a Public Hearing on 2007 March 27 at 7:30 p.m.
4. **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 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. Removal of all existing improvements from the site prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The completion of the Highway Closure Bylaw.
- f. The completion of the sale of City property.
- g. The consolidation of the net project site into one legal parcel.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. The granting of Section 219 Covenants restricting the enclosure of balconies and indicating that project driveway access will not be restricted by gates.
- j. The retention of one identified existing tree on site, and its protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas for preservation of the existing tree are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of the identified existing tree, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- k. Compliance with the Council-adopted sound criteria.

- l. The approval of the Ministry of Transportation to the rezoning application.
- m. The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p. The deposit of the applicable Parkland Acquisition Charge.
- q. The deposit of the applicable GVS & DD Sewerage Charge.
- r. The deposit of the applicable School Site Acquisition Charge.
- s. 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 an 8-unit stacked townhouse development with under-unit at-grade parking.

2.0 BACKGROUND

- 2.1 Council, on 2006 May 29, received the report of the Planning & Building Department concerning the rezoning of the subject site and authorized the Department 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.
- 2.2 The subject site includes two lots currently zoned R5 Residential District and a portion of the Esmond Avenue right-of-way. The site is currently occupied by two single-family dwellings.

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A development is being pursued for townhouse development, utilizing the CD Comprehensive Development District with the RM2 District as a guideline in line with the objectives of the adopted Community Plan Eight.

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

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for an 8-unit three-storey townhouse development with under-unit at-grade parking. The maximum density of the project under the RM2 District guidelines is 0.7 F.A.R with surface parking. All townhouse units have individual ground-oriented entrances.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- The construction of Manor Street to a full 11m pavement with separated sidewalk, street trees, boulevard grassing and provisions for street lighting on the north side abutting the site.
 - The upgrading of a new water main along the frontage of the site.
- 3.3 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to Section 219 Covenants restricting enclosure of balconies and preventing driveway gates.
- 3.4 A tree survey has been undertaken and one tree has been identified for retention. The identified tree will be protected by a 4ft. high temporary chain link fence during site works and construction. A Section 219 Covenant and bonding are required to ensure the protection and ongoing maintenance of the identified tree.
- 3.5 In light of the proposed development's proximity to the Trans Canada Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.6 One combination visitor parking/car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site. There is also one additional exclusive visitor parking space.
- 3.7 The developer is responsible for the undergrounding of the overhead wiring abutting the site in the rear lane.

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3.8 Ministry of Transportation approval to this rezoning is required.

3.9 Applicable Development Cost Charges are:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
- b) School Site Acquisition Charge of \$800.00 per unit
- c) GVS&DD Sewerage Charge of \$826.00 per unit

3.10 Council, on 2006 May 29, approved in principle, the sale of a portion of the City-owned Esmond Avenue road allowance Manor Street and the lane to the north for inclusion in the subject site. The purchase of this road allowance and finalization of a Highway Closure Bylaw by the developer is required prior to final adoption of this rezoning. The road allowance to be sold, measures approximately 223.14 m² (2,401.94 sq.ft.) in area (subject to detailed survey). The City solicitor has determined a recommended sale price for the road allowance of \$73.00 per sq.ft. of land. This price would be valid for nine months from the date of Second Reading of the rezoning bylaw, after which it would be subject to review by the Legal and Lands Department.

3.11 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

3.12 Given the size of the site, stormwater management best practices are acceptable in lieu of a formal storm water management plan.

3.13 Individual bicycle storage is being provided within each unit as well as exterior bicycle racks for visitors.

4.0 **DEVELOPMENT PROPOSAL**

4.1 Net Site Area - 1,340.63 m² (14,430.87 sq.ft.)
 (Subject to detailed survey)

4.2 Density
 Floor Area Ratio Permitted and Provided - 0.7 FAR
 Gross Floor Area Permitted and Provided - 938.34 m² (10,100.5 sq.ft.)
 Site Coverage - 34 %

4.3 Height - 3 storeys

4.4 Unit Mix
 1 two-bedroom unit: - 98.25 m² (1,058 sq.ft.)
 7 three-bedroom units: - 117.01 – 125.50 m² (1,260 – 1,351 sq.ft.)
 8 units total

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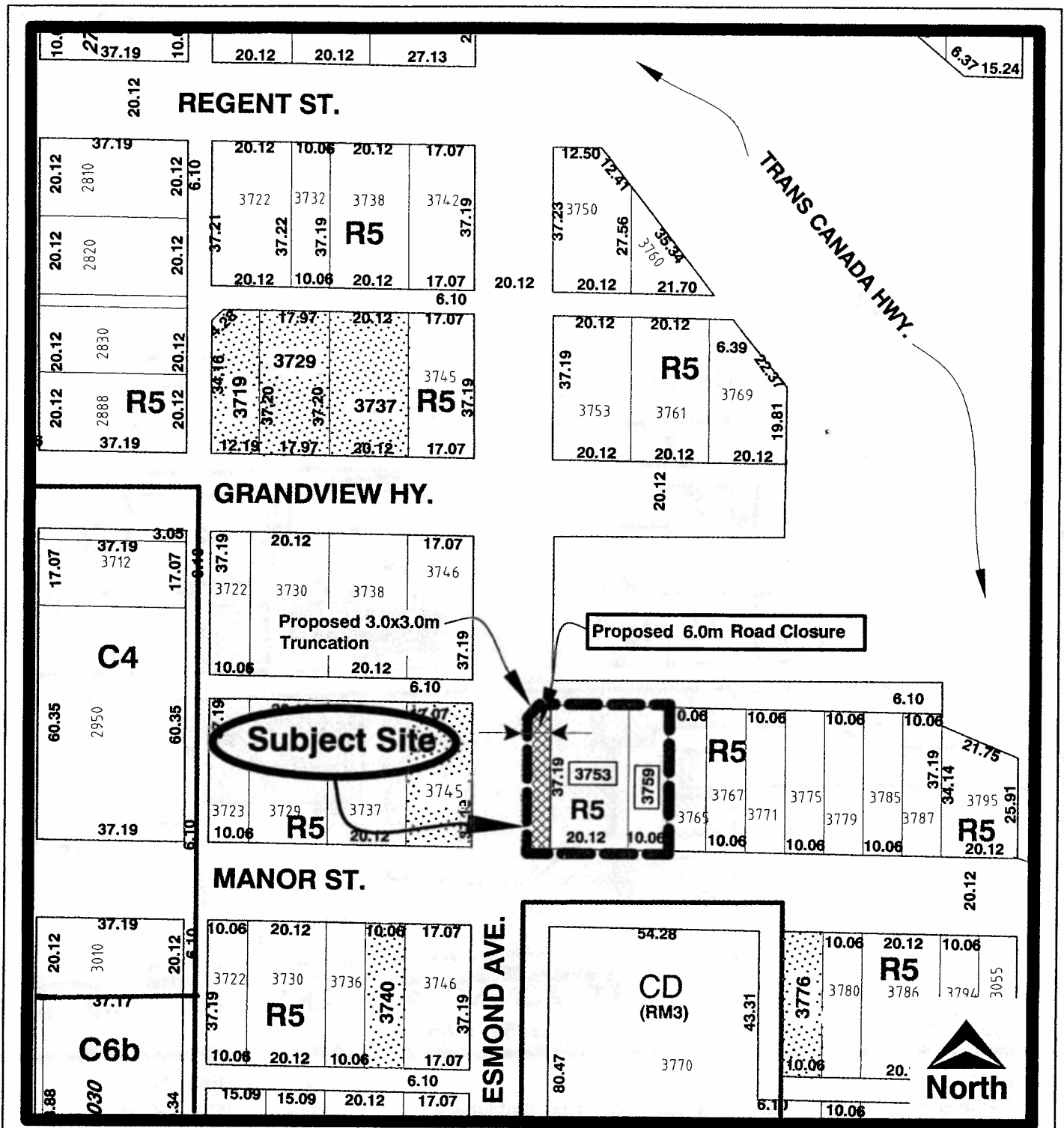
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| 4.5 | <u>Parking:</u> | |
| | Vehicle Parking | <u>Required and Provided</u> |
| | 1.75 spaces/unit | 16 spaces (including 1 visitor space) |
| | | <u>1 combined visitor/car wash stall</u> |
| | | Total 17 spaces |
| | Bicycle Parking | <u>Required and Provided</u> |
| | Secure residential | 8 spaces (in Garage) |
| | 1 locker/unit | |
| | Visitors= racks | 4 spaces |
| | 0.2 spaces/unit | |



B. Luksun
Director Planning and Building

JBS/gk
Attachments
cc: Director Engineering
City Clerk
City Solicitor

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Planning and Building Department

Scale: 1 = 1500

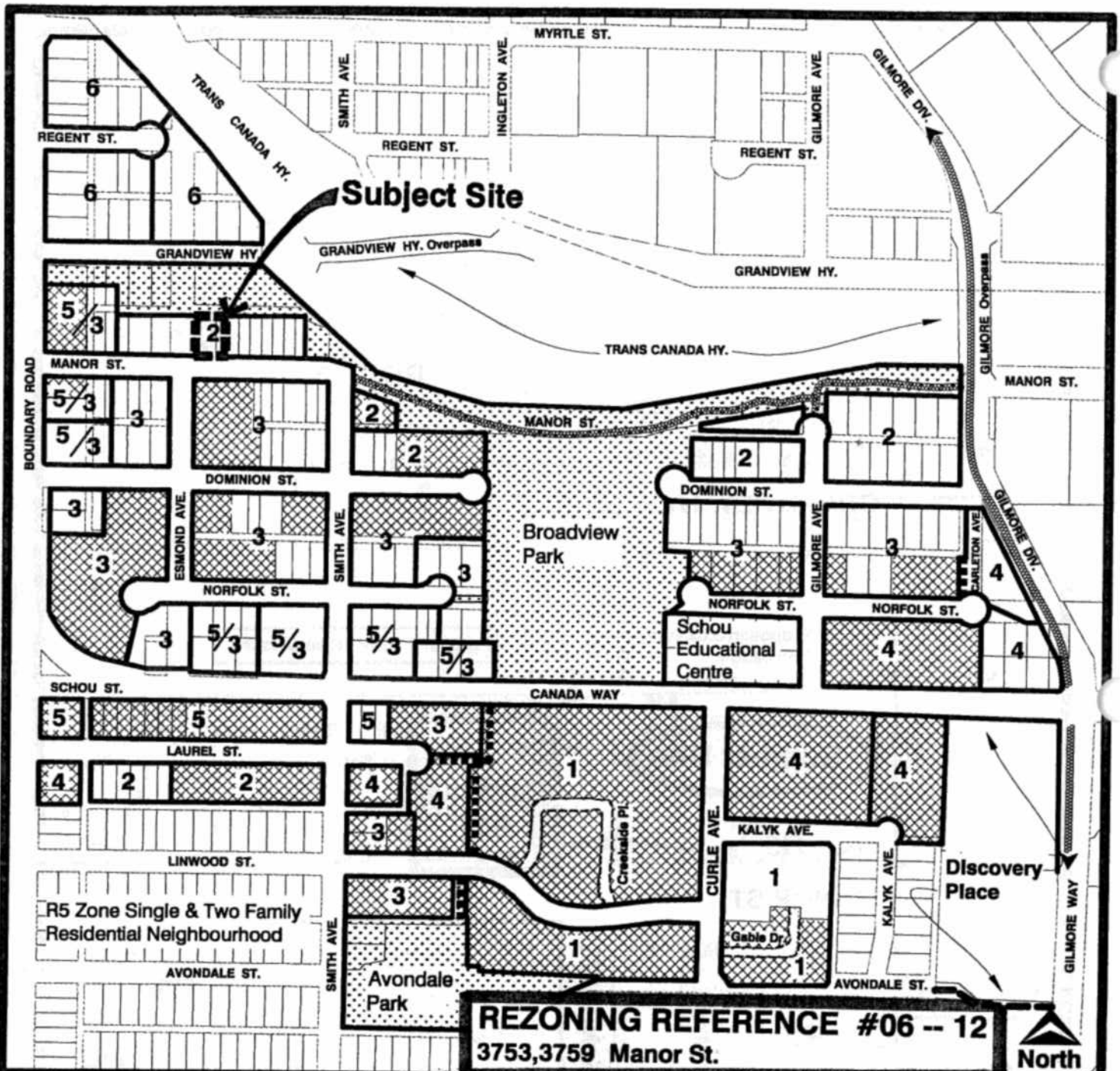
Drawn By: J.P.C.

Date: October 2006

REZONING REFERENCE #06 -- 12
3753, 3759 Manor St.



Sketch # 1



Legend:

- 1 > Low density multiple residential development (RM1 Guidelines)
- 2 > Medium density apartment (RM2 Guidelines)
- 3 > Medium density apartment development (RM3 Guidelines)
- 4 > Institutional development (P5 Guidelines)
- 5 > Commercial development (C2 Guidelines)
- 6 > Light industrial / office (M5 Guidelines)

- > Urban Trail
- > Bike & Pedestrian Path
- > Pedestrian Path
- > Completed or Rezoned in Accordance With Development Guidelines
- > Existing and Proposed Park



City of Burnaby Planning and Building Department

Updated to: March 2006
Reference date June 1971

Community Plan Eight