

**TO:** CITY MANAGER 2007 February 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-33  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
Hastings Street Area Plan**

**ADDRESS:** 3870 Pender Street (see attached Sketches #1 and #2)

**LEGAL:** Lot 7, BLK 15, D.L. 116, Group 1, NWD Plan 1236

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3870 Pender Street, Burnaby, B.C." prepared by Cadlab Design and Development Inc.)

**APPLICANT:** Ron Basra  
3436 East 25<sup>th</sup> Avenue,  
Vancouver, B.C. V5R 1K1

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

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 March 05, and to a Public Hearing on 2007 March 27 at 7:30 p.m.
2. **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

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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) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected 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 granting of any necessary easements, statutory rights-of-way and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies and the installation of gates at surface driveways.
- f) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) 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

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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 an infill multiple-family residential project.

### 2.0 BACKGROUND

- 2.1 On 2006 July 24 Council received the report of the Planning and 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 is comprised of a single lot in the western portion of the Hastings Heights area, and is currently occupied by an older single-family dwelling with a suite in fair condition. Vehicular access is available to the site from an abutting rear lane. Pender Street is constructed to its final standard in this area, with concrete curbs, separated sidewalks and street trees.
- 2.3 The subject site is located within the Hastings Street Area Plan and is intended for development in accordance with the Plan's low-rise multi-family residential designation subject to a suitable consolidated site for low-rise multiple family development (see attached Sketch #2). Due to the smaller site and infill nature of the proposed development, the RM2 District is the applicable guideline.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing the development of an infill low-rise multiple-family residential building, with 4 ground-oriented units with vehicular access from the lane. Utilizing the RM2 District guidelines with a mix of underground and at-grade parking, a maximum Floor Area Ratio of 0.814 would apply.
- 3.2 The servicing requirements for this development will include, but not necessarily be limited to, water and sewer upgrades as required, in addition to the construction of a new 1.5 m. separated sidewalk on Pender Street (no dedications are required).

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- 3.3 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and prohibiting gates from the project's surface driveways.
- 3.4 Provision of an adequately sized and sited garbage and recycling area is required. As well, a separate car wash stall is required.
- 3.5 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Cost Charges will be required with this application.
- 3.6 Given the size of the development site, on-site Stormwater Management Best Practices will apply.
- 3.7 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

#### 4.0 **DEVELOPMENT PROPOSAL**

- 4.1 Site Area - 566.4 m<sup>2</sup>/6,097 sq. ft.  
(subject to detailed survey)
- 4.2 Density  
 F.A.R. Permitted & Provided: - 0.814 F.A.R.  
 Gross Floor Area Permitted & Provided: - 461.24 m<sup>2</sup>/4,965 sq. ft.  
 Site Coverage: - 42%
- 4.3 Height - 3 storeys fronting Pender Street
- 4.4 Residential Unit Mix

	<u>Unit Type</u>	<u>Unit Size</u>
	4 – 3 Bedroom	1,123 – 1,360 sq. ft.
<b>TOTAL:</b>	<b>4 UNITS</b>	

#### 4.5 Parking

<b>Vehicle Parking</b>	<u>Required and Provided Spaces</u>
4 Townhouse Units (1.75 spaces/unit)	- 7 (inclusive of 1 visitor parking space)
<b>Total</b>	- 7
<u>Car Wash Stall</u>	- 1

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**Bicycle Parking**

Required and Provided Spaces

Residential


Resident - 1/unit @ 4 units

- 4 in storage

Visitor

(10% of required vehicle parking)

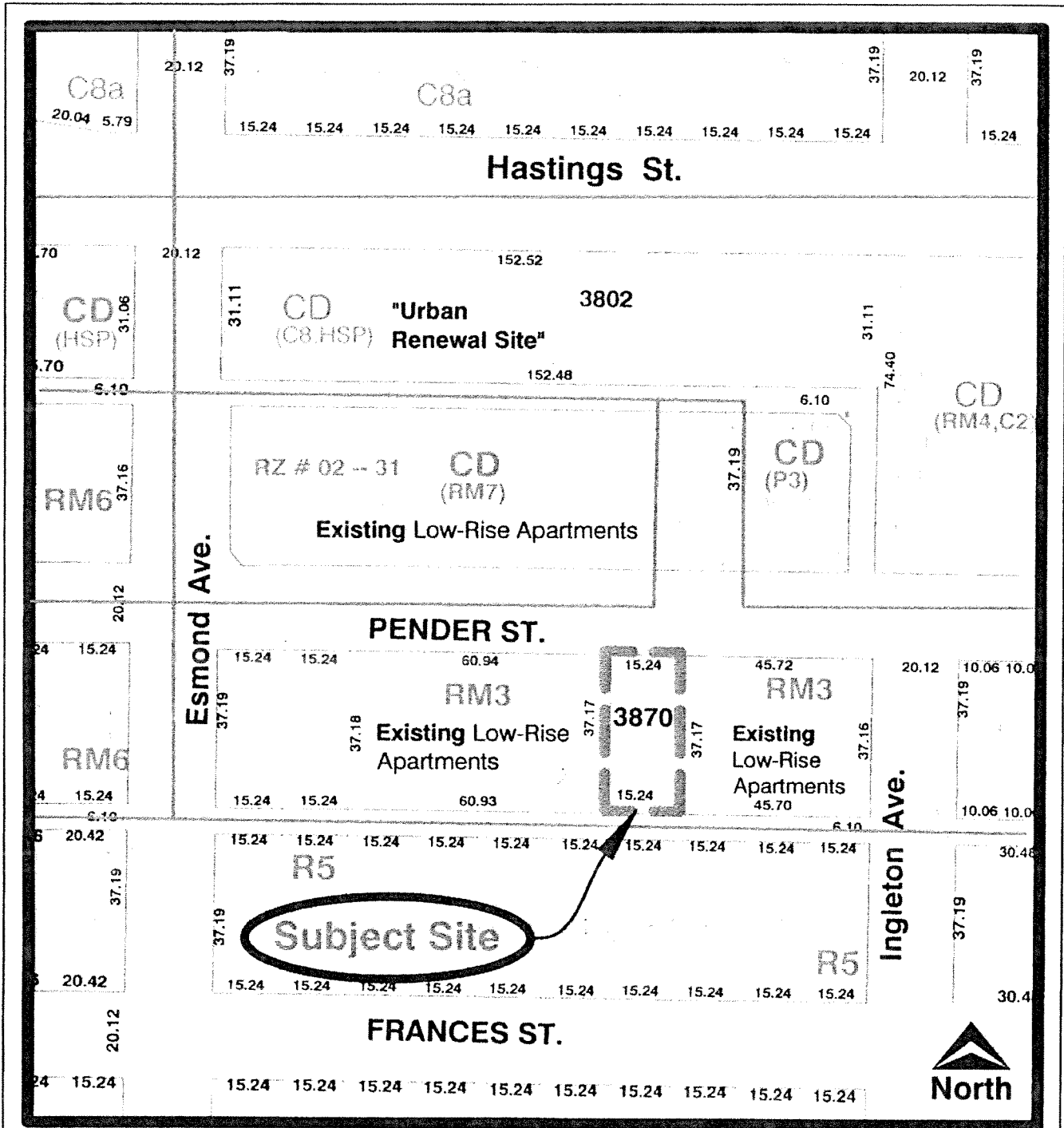
- 6 in racks

  
B. Luksun  
Director Planning and Building

EK:gk  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

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## Planning and Building Department

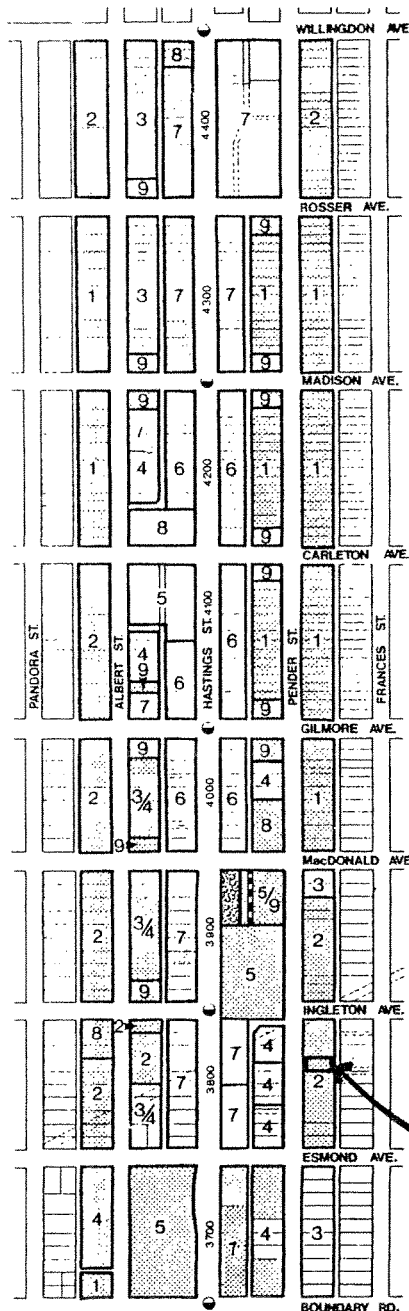
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Drawn By: J.P.C.

Date: July 2006

**REZONING REFERENCE # 06 -- 33**  
3870 Pender St.

Sketch # 1

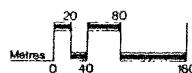


### Hastings Street Area Plan (Adopted)

#### Legend:

- 1 ▶ Single and Two Family Dwellings (Retained)
- 2 ▶ Low Rise Multi Family Residential
- 3 ▶ Single, Two Family Or 2 1/2 Storey Townhousing (RM6)
- 4 ▶ 3 1/2 Storey Townhousing (CD-RM7)
- 5 ▶ Comprehensive Development (CD)
- 6 ▶ Core Commercial (4 Storey Mixed Use) (C8)
- 7 ▶ Non-Core Commercial (4 Storey Mixed Use) (C8a)
- 8 ▶ Institutional
- 9 ▶ Parking
- ▶ Park
- ▶ Existing
- ▶ Existing Traffic Signal

**Subject Site**



← North

Community Plan Three



## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2006

**REZONING REFERENCE # 06 -- 33**  
3870 Pender St.

Sketch # 2