

## COUNCIL REPORT

**TO:** CITY MANAGER 2007 January 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #06-15**  
**41-Unit Apartment Development**  
**Metrotown Development Plan, Sub-Area 11**

**ADDRESS:** 5587, 5607, 5621 and 5635 Inman Avenue (See attached Sketches #1 and #2)

**LEGAL:** See attached Schedule "A"

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "5587 Inman Street Apartment Building" prepared by Denis Turco Architect Inc.).

**APPLICANT:** Jaswant Muker  
5875 McKee Street  
Burnaby, BC V5J 2V4

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 February 20.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 February 5, and to a Public Hearing on 2006 February 20 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 Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- 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 prior to Final Adoption 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 consolidation of the net project site into one legal parcel.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. The granting of any Section 219 Covenants, including restricting enclosure of balconies and to protect the drip line of off-site trees.
- h. Compliance with the Council-adopted sound criteria.
- i. Compliance with the guidelines for underground parking for visitors.
- j. 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.
- k. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- l. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The utilization of an amenity bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.2 of this report.
- q. 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

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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 a 41-unit apartment development with full underground 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. A copy of the report was also sent to the property owners at 5588, 5608, 5620, 5632, 5644 and 5656 Jersey Avenue for their information, however, a response was not received.

2.2 The subject site includes four properties currently zoned R5 Residential District with a total net area of 2,427.57m<sup>2</sup> (26,131 sq.ft.). The site is currently occupied by four older single-family dwellings. The properties are not on the Burnaby heritage register or preliminary heritage register.

A development is being pursued for a three-storey apartment, utilizing the CD Comprehensive Development District (with the RM3 District as a guideline) in line with the adopted Metrotown Development Plan.

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 a 41-unit, three-storey apartment development with full underground parking. The maximum density of the project under the RM3 District guidelines is 1.1 F.A.R with full underground parking. The maximum available amenity density bonus is 0.15 F.A.R., raising the proposed density to a maximum 1.25 F.A.R.

3.2 The requested amenity density bonus of 0.15 F.A.R. would provide an additional 3,918.9 sq.ft. of floor area (subject to confirmation by site survey) with an estimated value provided by the Legal Department of \$372,296.00 based on \$95.00 per sq.ft buildable. On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of cash contributions in

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lieu of on-site amenities for bonus contributions valued at less than \$800,000.00, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$372,296.00 will be deposited to the Community Benefit account for the Metrotown Development Plan Area as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$74,459.00 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$297,837.00 for the provision of other community amenities or housing within the town centre area.


- 3.3 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 repair or reconstruction of the existing curb walk on Inman Avenue and the installation of street lighting.
- 3.4 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant restricting enclosure of balconies and a Section 219 Covenant to protect the drip line of off site trees.
- 3.5 In light of the proximity of Kingsway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the west side of Inman Avenue.
- 3.8 Development Cost Charges:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) School Site Acquisition Charge of \$700.00 per unit
  - c) GVS&DD Sewerage Charge of \$590.00 per unit
- 3.9 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.
- 3.10 Given the size of the site, Best Management Practices are acceptable in lieu of a formal storm water management plan.
- 3.11 A tree survey has been undertaken and the existing trees within the boulevard adjacent to the east property line will be retained and dripline on-site will be protected by a Section 219 Covenant.
- 3.12 The applicant has elected not to provide adaptable units within the proposed development.

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#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 2,427.57m<sup>2</sup> (26,131 sq.ft.)  
(Subject to detailed survey)
- 4.2 Density  
Allowable Maximum = 1.1 FAR - 2,670.3m<sup>2</sup> (28,744.1 sq.ft.)  
Amenity Bonus = 0.15 FAR - 364.1m<sup>2</sup> ( 3,918.9 sq.ft.)  
Total = 1.25 FAR - 3,034.4m<sup>2</sup> (32,663.0 sq.ft.)
- Site Coverage - 45%
- 4.3 Height - 3 storeys
- 4.4 Unit Mix  
21 two-bedroom units: - 70.42 – 78.50 m<sup>2</sup> (758.00 – 845.00 sq.ft.)  
13 one-bedroom + den units: - 56.20 – 66.98 m<sup>2</sup> (605.00 – 721.00 sq.ft.)  
7 one-bedroom units: - 56 m<sup>2</sup> (602.80 sq.ft.)  
**41 units total**
- 4.5 Parking:  
Vehicle Parking *Required & Provided*  
1.6 spaces/unit 66 spaces (including 11 visitor spaces)  
Car Wash Stall 1 car wash stall
- Bicycle Parking *Required & Provided*  
Secure residential 41 spaces  
@ 1 locker/unit  
Visitors' racks 8 spaces  
@ 0.2 spaces/unit

  
B. Luksun  
Director Planning and Building

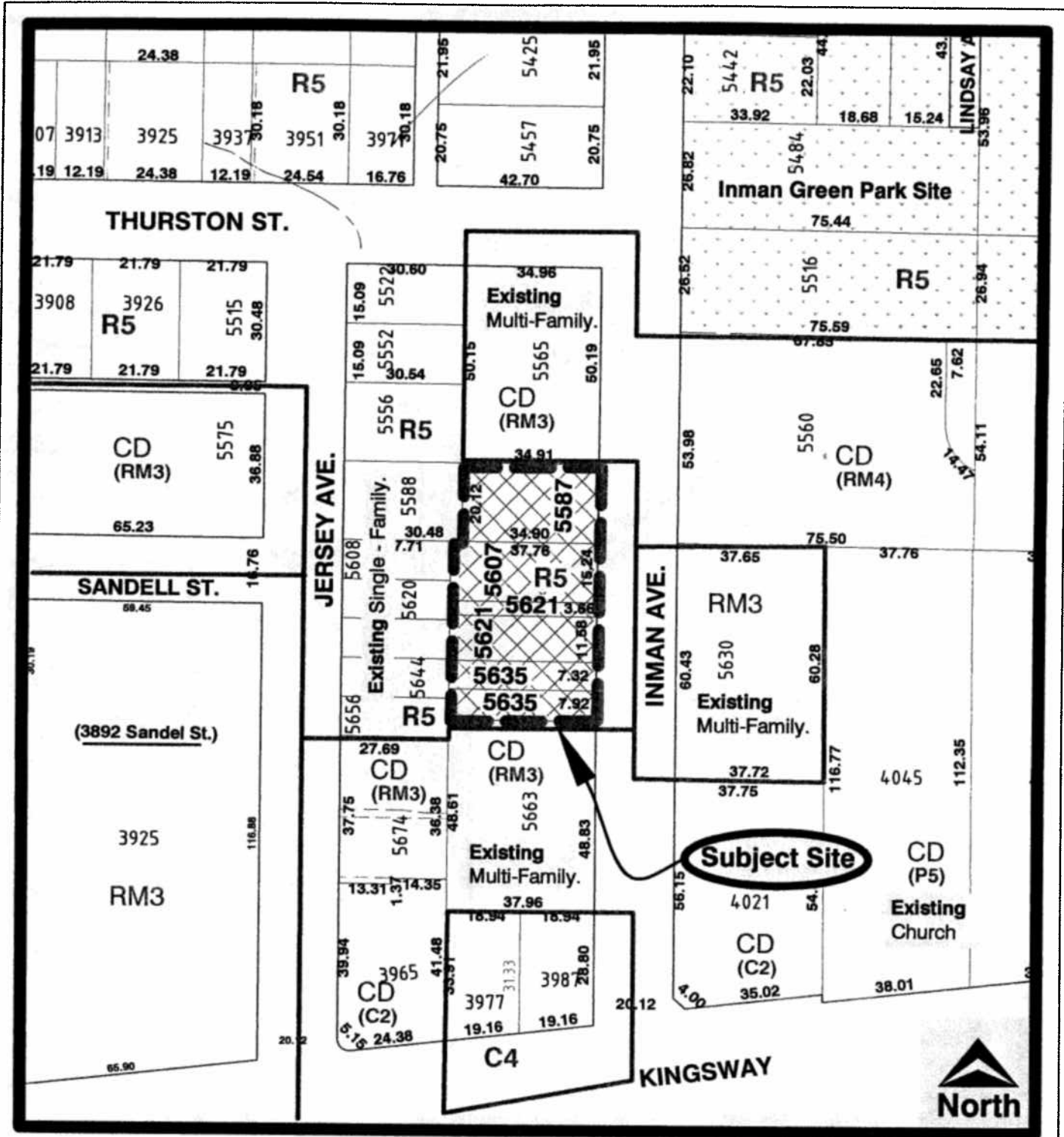
JBS/gk  
Attachments

cc: Director Engineering  
City Clerk  
City Solicitor

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**Rezoning Reference #06-15**  
**Schedule A**

- |                   |   |   |
|-------------------|---|---|
| 5587 Inman Avenue | - | East 114.50 of Lot 1, D.L. 34, Group 1, NWD Plan 2038   |
| 5607 Inman Avenue | - | North 50 ft. Lot 1, D.L. 34, Group 1, NWD Plan 2115   |
| 5621 Inman Avenue | - | South 12 ft. of Lot 1, D.L. 34, Group 1, NWD Plan 2115 having a frontage of 50 ft. on Inman Ave. with a uniform width for the full depth of Lot                       |
| 5621 Inman Avenue | - | North 38 ft of Lot 2, D.L. 34, Group 1, NWD Plan 2115 having a frontage of 50 ft. on Inman Avenue with a uniform width for the full depth of Lot                      |
| 5635 Inman Avenue | - | North 26 ft. of Lot 3, D.L. 34, Group 1, NWD Plan 2115 having a frontage of 26 ft. on Inman Avenue and a uniform width the full depth of said Lot and adjoining Lot 2 |
| 5635 Inman Avenue | - | Lot 2 Except: North 38 ft., D.L. 34, Group 1, NWD Plan 2115   |



## Planning and Building Department

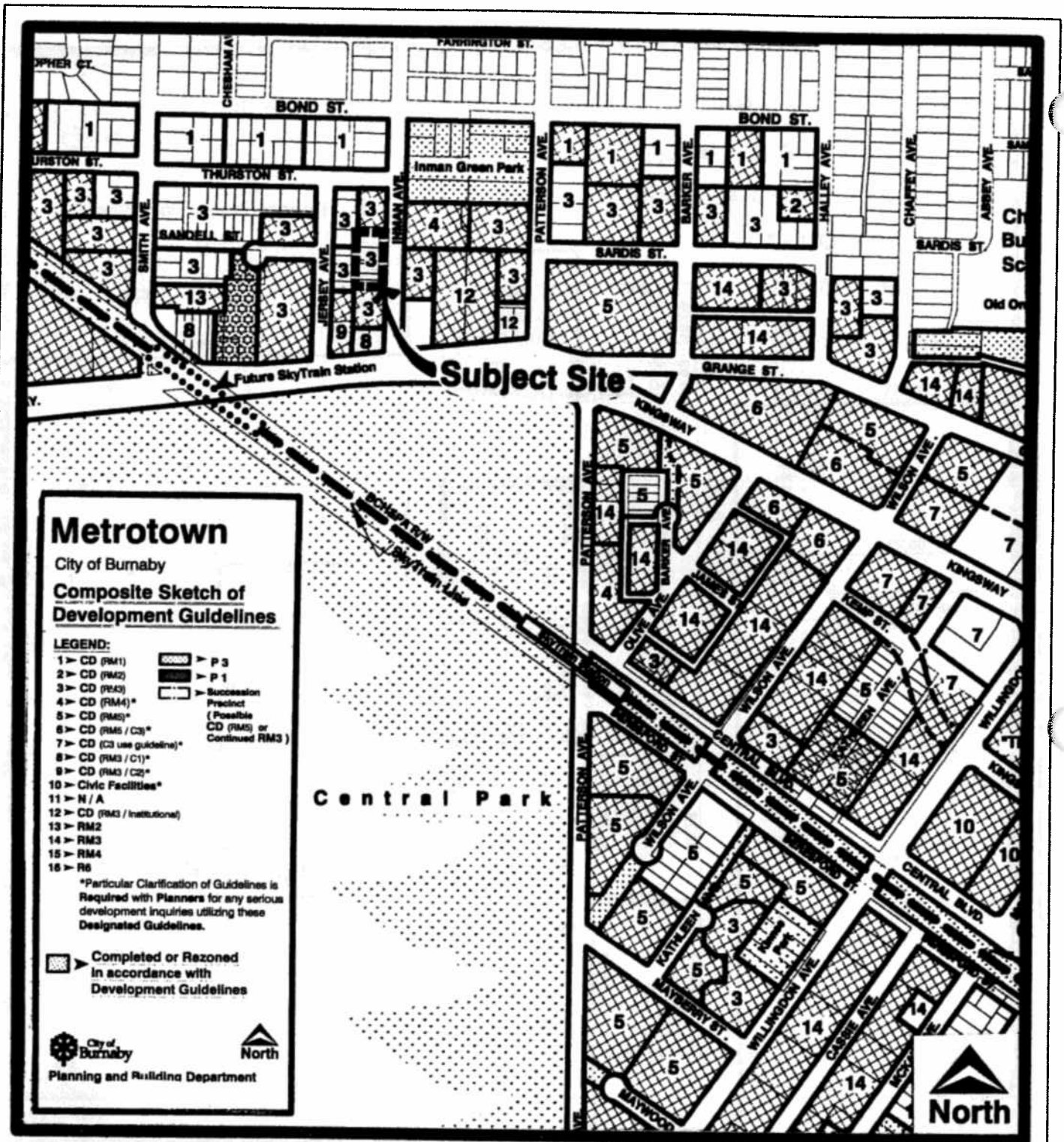
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Drawn By: J.P.C.

Date: April 2006

**REZONING REFERENCE # 06 -- 15**  
5587,5607,5621,5635 Inman Ave.

Sketch # 1



## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: April 2006

**REZONING REFERENCE # 06 -- 15**  
5587,5607,5621,5635 Inman Ave.

Sketch # 2