
TO: CITY MANAGER 2006 December 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-39
Mixed-Use Low-Rise Residential/Commercial At-Grade

ADDRESS: 7550 & 7570 Sixth Street and 7918 Graham Avenue

LEGAL: Lots 1, 2, & 3, Blk 15, D.L. 28, Group 1, NWD Plan 627 (see Sketches #1 & #2 attached)

FROM: C2 Community Commercial District and R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C1 Neighbourhood Commercial District and Sixth Street Area Plan guidelines and in accordance with the development plan entitled "Building @ Graham & 6 Street" prepared by Jan H. Timmer Architecture Ltd.)

APPLICANT: Cairns Holdings Ltd.
108 Kingsway Corporate Centre
2071 Kingsway Avenue
Port Coquitlam, B.C. V3C 1T2
(Attention: Gerry Cairns)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 January 08, and to a Public Hearing on 2007 January 23 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

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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. The removal of the existing dwelling prior to Final Adoption and the submission of an undertaking to remove all other existing improvements from the site within six months of the rezoning being effected.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw will be permitted 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. Compliance with the Council-adopted sound criteria.
- j. The submission of a Site Profile and resolution of any arising requirements.
- k. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- l. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS & DD Sewerage Charge.

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- n. The deposit of the applicable School Site Acquisition Charge.
- o. The granting of a Section 219 Covenant restricting enclosure of balconies and ensuring that project driveway accesses will not be restricted by gates.
- p. The provision of facilities for cyclists in accordance with this report.
- q. The pursuance of Stormwater Management Best Practices in line with established guidelines.

R E P O R T

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed-use commercial/multiple-family residential project.

2.0 **BACKGROUND**

- 2.1 The existing zoning on the site is C2 Community Commercial District and R5 Residential District. The subject site is composed of three properties with a small, older commercial building and an older single-family dwelling located on the properties facing Sixth Street and an older single-family dwelling located on the property facing Graham Avenue. The site slopes down moderately from Sixth Street. To the northwest across Graham Avenue is a church and single-family dwellings, while low scale commercial development is located across Sixth Street to the southwest. Another low scale commercial building, with considerable outside storage is abutting the site to the southeast, with single-family dwellings located to the east. Vehicular access is available from Sixth Street and from Graham Avenue, both of which are constructed with curbswalks. The subject site is located within the Sixth Street Area Plan with an existing designation for Low Density Group Housing RM1 and Single Family/Duplex-type development (see Sketch #2 **attached**).
- 2.2 Council, on 2003 September 29, adopted a recommendation that the rezoning application be held in abeyance until the Housing Committee and Council forward the draft Sixth Street Community Plan to the public input process including the holding of the associated Public Open House. On 2004 January 12, Council adopted a further recommendation which enabled the pursuance of an RM1-type low-density multiple family development on the subject site in line with its current Community Plan designation. Since that time, staff have completed a review of the Sixth Street Area Plan, and have advanced two other development proposals for processing in line with its general directions: Rezoning Reference #06-55 at the southwest corner of Sixth Street and Sixteenth Avenue for an RM3-type low-rise multiple family residential development (Initial Report was

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considered by Council on 2006 November 20); and, Rezoning Reference #05-53 at the southwest corner of Sixth Street and Seventeenth Avenue for a two-storey apartment building for twenty persons with physical disabilities (received Final Adoption on 2006 October 16). Given an apparent trend in development interest in this area and the desire to take advantage of available opportunities, staff have forwarded these applications for Council's consideration. This same approach for the subject rezoning application is being proposed. It is anticipated that staff will be seeking the Community Development Committee's and Council's approval to proceed with public input on a draft Sixth Street Area Plan immediately following or concurrently with the public process related to the Edmonds Street Village Area Plan review.

2.3 At present, the direction for Sixth Street is to de-emphasize its continuous commercial focus in favour of the Edmonds Street area nearby to the north. In the longer term, the Sixth Street area's strong but scattered existing commercial is intended to be focused into nodes roughly at the intersections of Graham Avenue and Sixth Street and Sixth Street and Tenth Avenue. The remainder of Sixth Street is proposed to eventually develop with low-rise townhouse or apartment forms, compatible with established single and two-family dwelling areas to the east and west of Sixth Street.

2.4 As the proposed land use and densities of this project and the subject rezoning application are generally consistent with the objectives of the proposed conceptual plan framework and approach being considered for the Sixth Street area, and in light of the fact that Burnaby's Official Community Plan indicates a Village Centre along Sixth Street between Fourteenth and Seventeenth Avenues, it is considered appropriate to proceed with the subject rezoning application in advance of Council's adoption of a revised Sixth Street Area Plan. The draft Sixth Street Area Plan proposes the subject site for mixed-use development using the RM3 Multiple Family Residential and C1 Neighbourhood Commercial Districts as guidelines. The design of the proposed development is considered to be compatible with the adjacent single and two-family neighbourhood to the east. The commercial component comprises three commercial retail units fronting Sixth Street, and the residential component is sited over 40 ft. away from the northeast property line.

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

3.0 **GENERAL COMMENTS**

3.1 The proposal is to rezone to the Comprehensive Development District utilizing the RM3 and C1 Districts as guidelines.

3.2 The proposed development concept is comprised of one low-rise mixed-use building with retail commercial at-grade and twelve two-storey apartments above. Vehicular parking is

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proposed to be at surface, although a majority of spaces are covered (under-building), with vehicular access to the site proposed to be taken from Graham Avenue. To improve compatibility with the single-family dwelling area to the east of the subject development, and in the absence of a rear lane, a significant rear yard setback and a relatively low-scale form of development has been achieved.

- 3.3 A 1.5 m. statutory right-of-way along Sixth Street is required for a separated sidewalk.
- 3.4 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:
 - Consolidation of the net development site into one lot;
 - Storm, sanitary sewer and water main upgrades as required;
 - Construction of separated sidewalks on the east side of Sixth Street, including street trees, front boulevards and relocated street lighting;
 - Construction of separated sidewalks on the south side of Graham Avenue, including front boulevard grassing and street trees; and,
 - Undergrounding of overhead wires along the east side of Sixth Street.
- 3.5 As this site is affected by traffic noise from Sixth Street, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 3.6 A site profile application and resolution of any resultant conditions is required.
- 3.7 In light of the site's size, best management practices will be acceptable in lieu of a formal stormwater management plan.
- 3.8 Development Cost Charges applicable to the first phase southern lot will include:
 - School Site Acquisition Charge of \$900 per unit;
 - GVS&DD Sewerage Charge of \$1,082 per unit and \$0.811 per sq. ft. of non-residential gross floor area; and,
 - Parkland Acquisition Charge of \$3.84 per sq. ft of gross floor area.
- 3.9 Any necessary easements and covenants are to be provided such as those for services, non-enclosure of balconies, and ensuring project driveway accesses will not be restricted by gates.

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- 3.10 Provision of an adequately sized and sited garbage and recycling area for each building is required. As well, a separate car wash stall is required.
- 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.

4.0 **DEVELOPMENT PROPOSAL**

4.1 Site Area - 1,672 m² (18,003 sq. ft.)
 (subject to detailed survey)

4.2 Density *
 F.A.R. Permitted & Provided:
 - 0.86 F.A.R. (Residential)
0.30 F.A.R. (Commercial)
 - **Total 1.16 FAR**

Gross Floor Area Permitted & Provided:
 Residential - 1,434.8 m²/15,445 sq. ft.
 Commercial - 493.5 m²/ 5,312 sq. ft.
 Total - 1,928.3 m²/20,757 sq. ft.

Site Coverage - 57%

4.3 Height (all above grade) - 3 storeys fronting Sixth Street

4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
12 - 2 Bedroom/2 Level	1,116 sq. ft.

TOTAL: 12 UNITS

4.5 Parking

Vehicle Parking	<u>Required and Provided Spaces</u>
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12 Apartment Units (1.6 spaces/unit)	- 20 spaces (inclusive of 4 visitor spaces)
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Commercial (1 per 495.16 sq. ft.)	- 10 spaces
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TOTAL	- 30 spaces Surface/Under-Building
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<u>Car Wash Stall</u>	- 1 space
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Loading Bay

- 1 space

Bicycle Parking

Required and Provided Spaces

Residential

Resident - 1/unit @ 12 units

- 12 in storage

Visitor

(10% of required vehicle parking)

- 6 in racks

4.6 Communal Facilities

- Landscaped roof deck

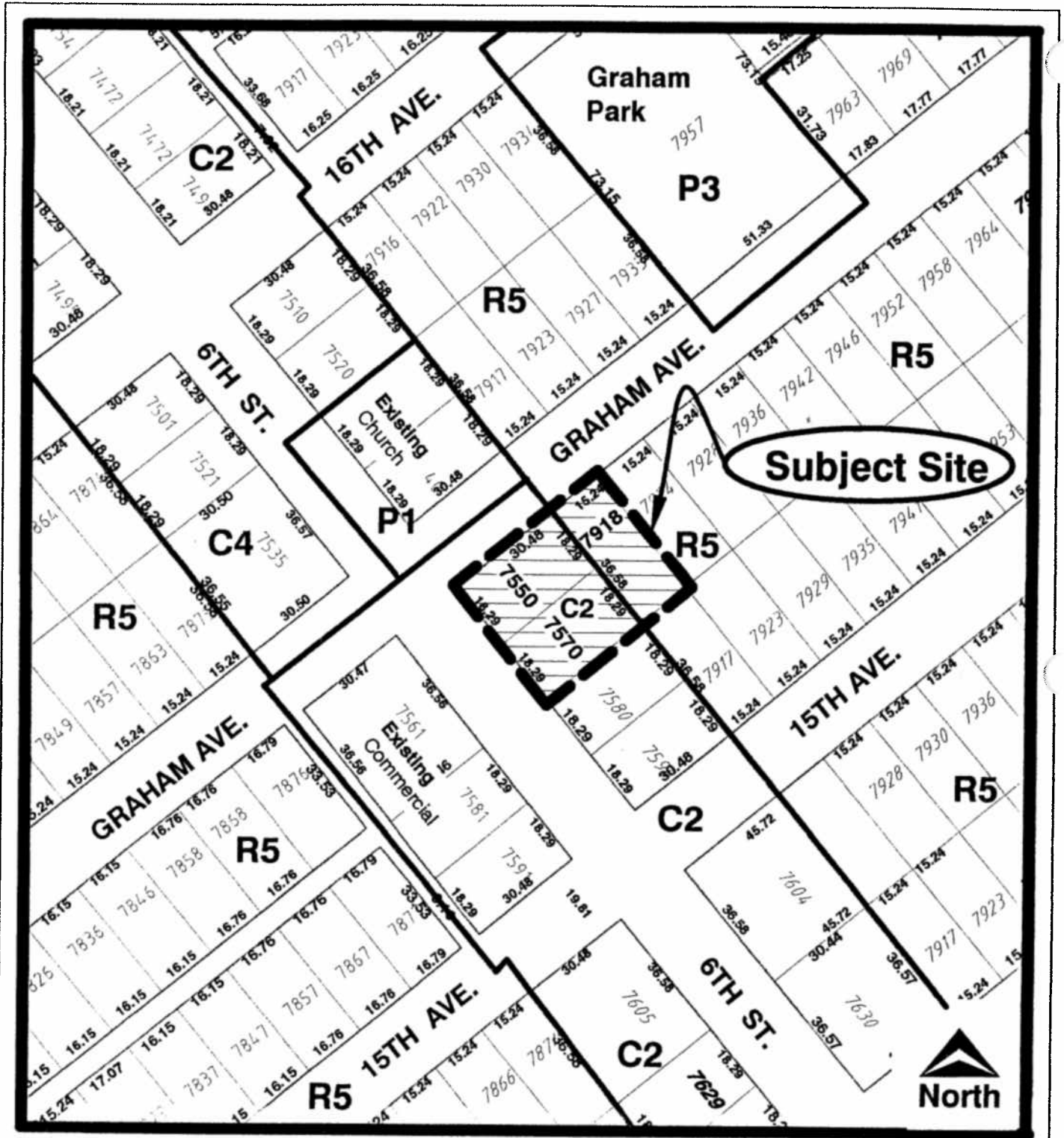


B. Luksun
Director Planning and Building

EK: gk

Attachments

cc: Director Parks, Recreation and Cultural Services
Director Engineering
City Solicitor
City Clerk



Planning and Building Department

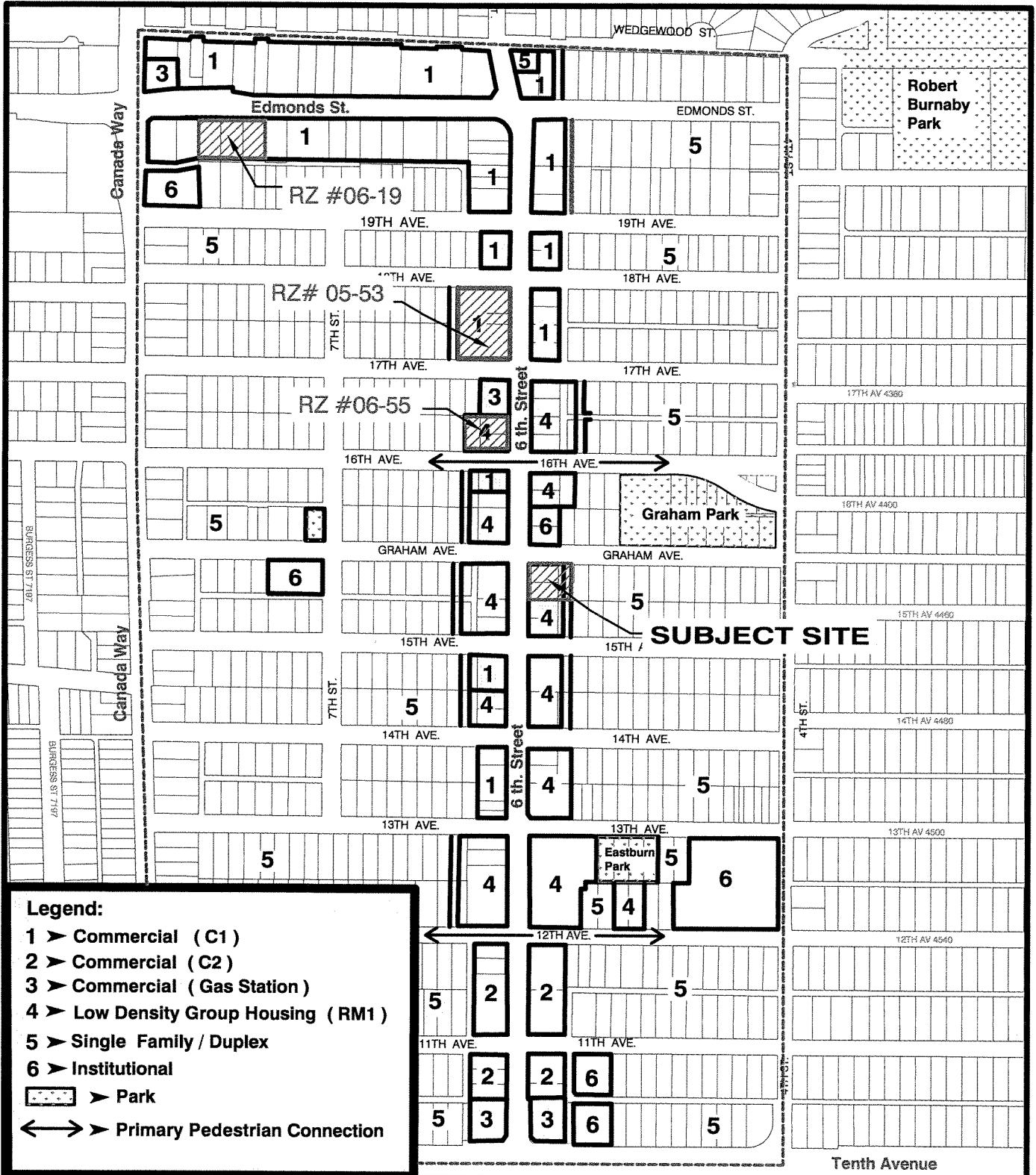
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Drawn By: J.P.C.

Date: September 2003

REZONING REFERENCE 03-- 39
7550,7570 Sixth St. & 7918 Graham Ave.

Sketch # 1



Planning and Building Department

Sixth Street Plan

Adopted Land Use Concept

ADOPTED 1982 March 22
and as Amended



August 2005

Sketch # 2
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