



Item .....
Meeting..... 2022 December 12

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 December 07

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #20-23  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
Hastings Street Area Plan**

**ADDRESS:** 3768 Pender Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 7 Block 16 of District Lot 116 Group 1 New Westminster District Plan 1236

**FROM:** RM6 Hastings Village Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled “3768 Pender Street, Burnaby BC” prepared by Matthew Cheng Architect Inc.)

**APPLICANT:** Matthew Cheng Architect Inc.  
202 – 670 Evans Avenue  
Vancouver, BC V6A 2K9  
Attn: Matthew Cheng

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2023 January 31.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 December 12 and to a Public Hearing on 2023 January 31 at 5:00 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

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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 granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenant restricting enclosure of balconies.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- f) The provision of facilities for cyclists in accordance with Section 5.7 of this report.
- g) The deposit of the applicable Parkland Acquisition Charge.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The deposit of the applicable School Site Acquisition Charge.
- j) The deposit of the applicable Regional Transportation Development Cost 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 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 four-unit multiple-family residential development.

### 2.0 POLICY SECTION

The rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Mayor's Task Force on Community Housing Final Report (2019), and Hastings Street Area Plan (1991).

### 3.0 BACKGROUND

- 3.1 On 2020 September 30, Council received the report of the Planning and Development 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.
- 3.2 The subject property is comprised of a single lot at 3768 Pender Street, which is currently vacant. To the immediate west and east are single-family dwellings. To the south, across a lane, are single-family dwellings. To the north, across Pender Street, is a townhouse development that was constructed under Rezoning Reference #91-47. Vehicular access to the site is currently from the rear lane.
- 3.3 The subject property is located in the Hastings Street Area Plan and is currently zoned RM6 Hastings Village Multiple Family Residential District, but does not meet the minimum site area for redevelopment of a multiple-family building under the District regulations (see *attached* Sketch #2). As such, the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a four-unit multiple-family development.
- 3.4 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

### 4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a three-storey, multiple-family residential development with four units. The maximum proposed density of the project is 0.86 F.A.R. with

underground and surface parking. Vehicular access to the site will continue to be from the rear lane.

- 4.2 The Acting General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of Pender Street to its final standard, with a new separated sidewalk including boulevard treatment, with street lighting and street trees.
- 4.3 As the proposed rezoning is for a four unit infill development utilizing the RM2 District as a guideline, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.
- 4.4 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- 4.5 An appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.6 Given the size of the site, storm water best management practices are acceptable in lieu of a formal storm water management plan.
- 4.7 Applicable development cost charges will include:
  - Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - GVS & DD Sewerage Charge; and,
  - Regional Transportation Development Cost Charge.

**5.0 DEVELOPMENT PROPOSAL**

- 5.1 **Site Area** - 566.16 m<sup>2</sup> (6,094 sq. ft.)
- 5.2 **Site Coverage** - 38.7 %
- 5.3 **Density and Gross Floor Area**
  - Floor Area Ratio - 0.86 F.A.R.
  - Gross Floor Area - 486 m<sup>2</sup> (5,231 sq. ft.)
- 5.4 **Residential Unit Mix**
  - 4 – Three bedroom units - 142.59 m<sup>2</sup> to 143.2 m<sup>2</sup>  
(1,534.83 sq. ft. to 1,541.4 sq. ft.)

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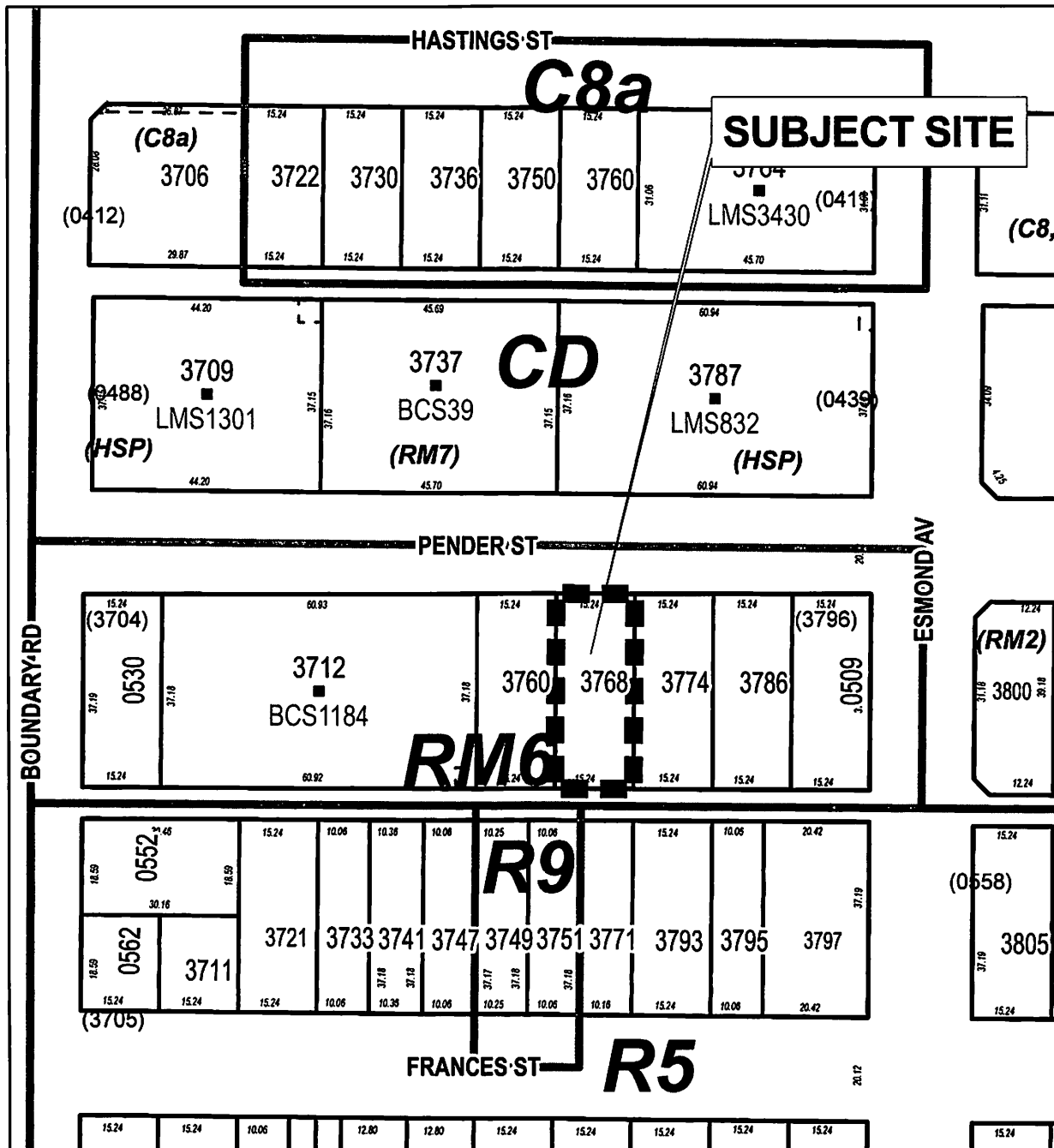
- 5.5 **Building Height** - 3 storeys
- 5.6 **Vehicle Parking**  
4 units @ 1 resident space per unit - 4 spaces plus 1 visitor space
- 5.7 **Bicycle Parking** - 6 spaces





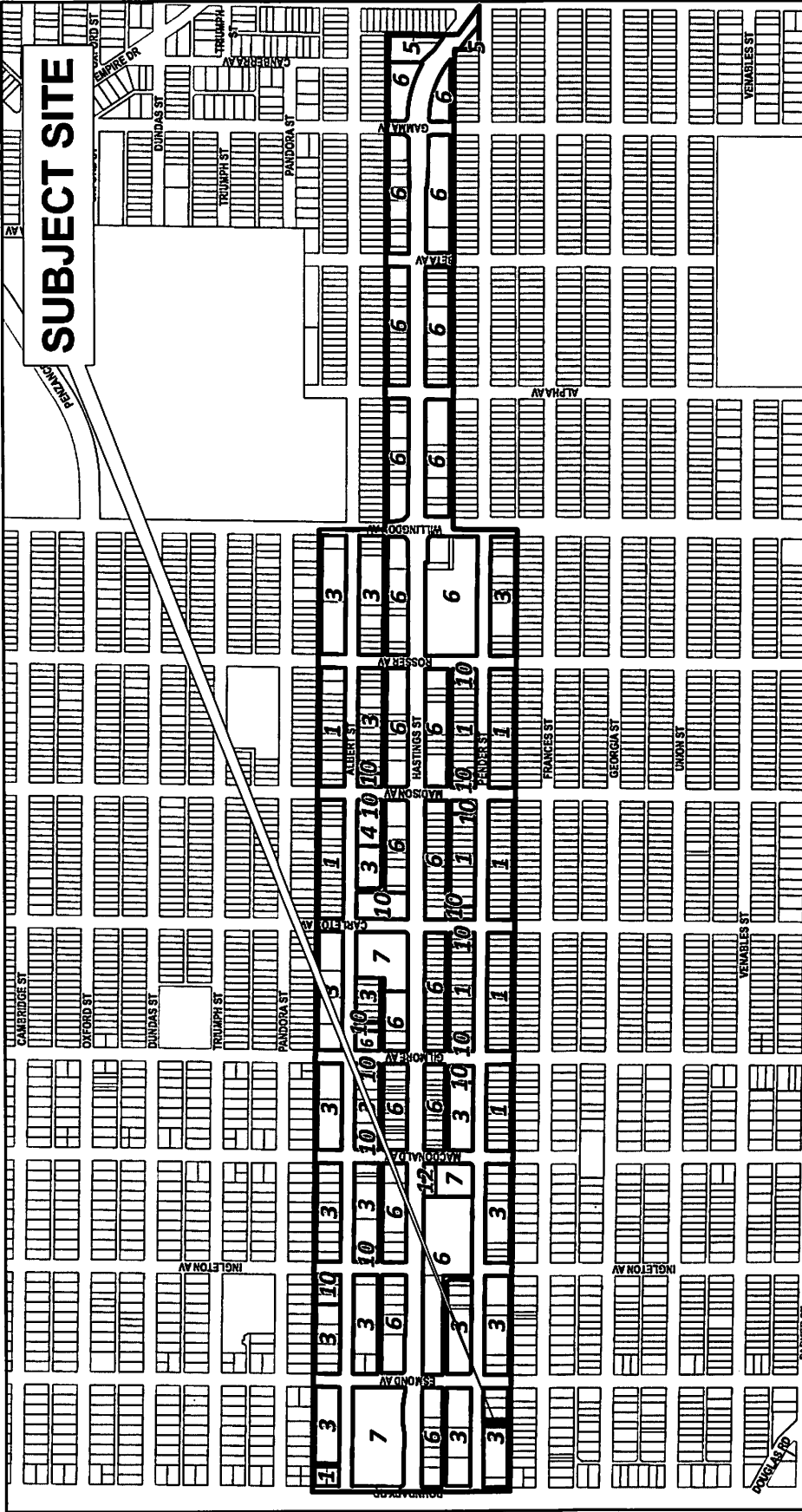
E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

SMN:spf  
**Attachments**

cc: City Solicitor  
Director Legislative Services



	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: NOV 24 2022</p>	<p>REZONING REFERENCE #20-23 3768 PENDER STREET</p> <p> Subject Site</p>
<p>scale: 1:1,250</p>	
<p>Drawn By: RW</p>	



### Heights Community Plan

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional



PLANNING AND DEVELOPMENT DEPARTMENT

Printed on November 15, 2022

Sketch #2