

TO: CHIEF ADMINISTRATIVE OFFICER 2022 October 19

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-43**
Three-Storey Townhouse Development with Underground Parking
Royal Oak Community Plan

ADDRESS: 5675 and 5691 Rumble Street

LEGAL: Lots 12 and 13, Block 33, District Lot 97, Group 1, New Westminster District Plan 1312

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as a guideline and in accordance with the development plan entitled “5675 & 5691 Rumble Street, Burnaby, B.C. Townhouse Development” prepared by Simplex + G Architecture Inc.)

APPLICANT: Simplex + G Architecture Inc.
7255 Fraser Street
Vancouver, BC V5X 3V1
Attn: Gyanen Nongmaithem

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 October 24 and to a Public Hearing on 2022 November 22 at 5:00 pm.
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.

- 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 improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- 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 in accordance with this report.
- g) The undergrounding of the existing overhead wiring abutting the site.
- h) A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- i) The submission of a suitable on-site Stormwater Management System to the approval of the Acting General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Acting General Manager Engineering.
- l) Compliance with the guidelines for underground parking for visitors.
- m) The provision of facilities for cyclists in accordance with this report.
- n) Compliance with Council-adopted sound criteria.
- o) The deposit of the Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.

- r) The deposit of the applicable Regional Transportation Cost 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 proposed rezoning bylaw amendment is to permit the construction of a three-storey, ten-unit residential townhouse development with underground parking.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Royal Oak Community Plan (1999), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Climate Action Framework (2020), Transportation Plan (2021), Home Strategy (2021); and, Rental Use Zoning Policy (2020).

3.0 BACKGROUND

3.1 The subject site is located along Rumble Street (Sketches #1 and #2 *attached*). The site is improved with two single-family dwellings which were constructed in 1978 and 1951. To the immediate north and east of the subject properties, are a mix of older and newer single and two-family dwellings, including a City-owned townhouse development (Rezoning Reference #68-67) at 5706 Irmin Street. To the south, across Rumble Street, is a single and two-family residential neighbourhood. Beyond to the west, is a five unit townhouse development (Rezoning Reference #18-15) which received Final Adoption on 2021 March 29.

3.2 The subject site is located within the residential transitional area of the Council-adopted Royal Oak Community Plan, which allows for a mix of single and two-family dwellings, and ground-oriented multiple family residential development. The properties are currently zoned R5 Residential District. The subject properties are designated for medium-density multiple family development under the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines (Sketches #1 and #2 *attached*). Given the alignment with the Royal Oak Community Plan and the proximity to other low-rise townhouse developments, Staff consider the subject development site as an appropriate location for the proposal.

3.3 On 2021 December 06, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The development proposal is for a three-storey townhouse development with ten units and one level of underground parking. The maximum permitted density under the RM2 District is 0.9 FAR. The proposed density of the project is 0.89 FAR. Vehicular access to the underground parking area will be from Rumble Street.

4.2 The applicant is proposing a development consisting entirely of 3-bedroom dwellings. The proposed unit sizes are well in excess of the Zoning Bylaw requirements for 3-bedroom suites. In addition, each unit is proposed to have a secured storage space within the underground parking area and access to a shared children's play area at grade. This is well aligned with the City's Home Strategy (2021), which identifies a need for larger 3+bedroom units across the City and the introduction of housing suitable for families with small children in a variety of neighbourhoods.

4.3 All required parking for the development is proposed to be located underground, with access from Rumble Street. The development will meet the Zoning Bylaw's townhouse parking requirements, with a ratio of 1.75 spaces per unit (inclusive of 0.25 spaces per unit for visitor parking). All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw.

4.4 The Acting General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site.

4.5 As the proposed rezoning is for a ten unit residential townhouse development utilizing the RM2 District as a guideline, inclusionary rental requirements under the Rental Use Zoning Policy do not apply to this rezoning application.

4.6 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring individual secured vehicle parking space allocated to a specific residential unit cannot be utilized for any other purpose; and,
- Section 219 Covenant providing that all accessible parking to remain as common property.

4.7 The site will need to be consolidated into one legal lot. The consolidation of the site will require the demolition of existing dwellings prior to Final Adoption. Unless otherwise directed

by Council, staff will pursue, if requested by the applicant, the release of Demolition Permits for existing dwellings on the site, after Second Reading and prior to Third Reading of the bylaw, in order to allow for the required notice to vacate to be given to tenants for the dwellings, subject to the provision that actual demolition of any dwellings will not commence until after Third Reading.

- 4.8 As the site will be fully excavated for development, a tree survey will be required identifying any trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace the existing trees which will be removed from the site.
- 4.9 A suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater and groundwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.10 The applicant is responsible for the undergrounding of overhead wiring abutting the site.
- 4.11 As the site is influenced by traffic noise from Rumble Street, an acoustical report will need to be undertaken, and a Section 219 Covenant required to ensure compliance with Council-adopted sound criteria.
- 4.12 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.13 Secured bicycle parking spaces and surface racks are to be provided for the residential occupants and visitors of the development.
- 4.14 Applicable development cost charges include:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS&DD Sewerage Charge; and,
 - Regional Transportation Development Charge

5.0 DEVELOPMENT PROPOSAL

5.1	Gross Site Area	-	1298.22 m ² (13,974 sq. ft.)
5.2	Site Coverage	-	70 %
5.3	Building Height	-	3 Storeys
5.4	Density and Gross Floor Area		
	Floor Area Ratio:	-	0.89 FAR

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From: General Manager Planning and Development
Re: Rezoning Reference #21-43
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- Residential Proposed: - 1159.98 m² (12,486 sq. ft.)

- 5.5 Unit Mix
10 - 3 bedroom units - 108.41 – 124.86 m²
(1,167 – 1,344 sq. ft)

- 5.6 Vehicle Parking
(1.75 spaces per unit) - **Provided:** 18 spaces, plus 4 visitor
spaces (incl. 1 van accessible visitor
space)

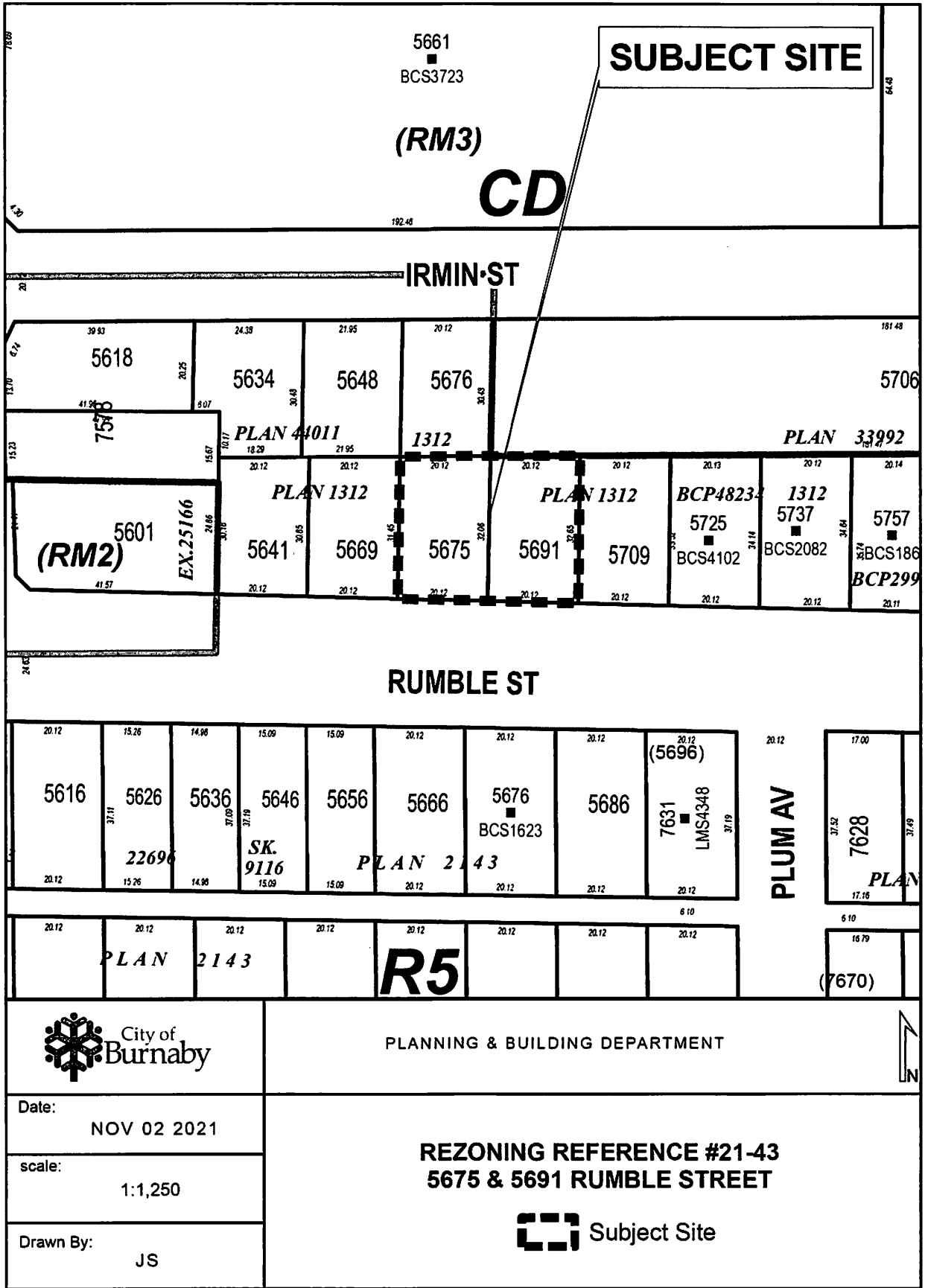
- 5.7 Bicycle Parking
(2.2 spaces per unit) - **Provided:** 27 spaces (incl. 5 surface
racks)



E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

JS/MP:tn
Attachments

cc: Acting General Manager Engineering
Director Legislative Services
City Solicitor



PLANNING & BUILDING DEPARTMENT

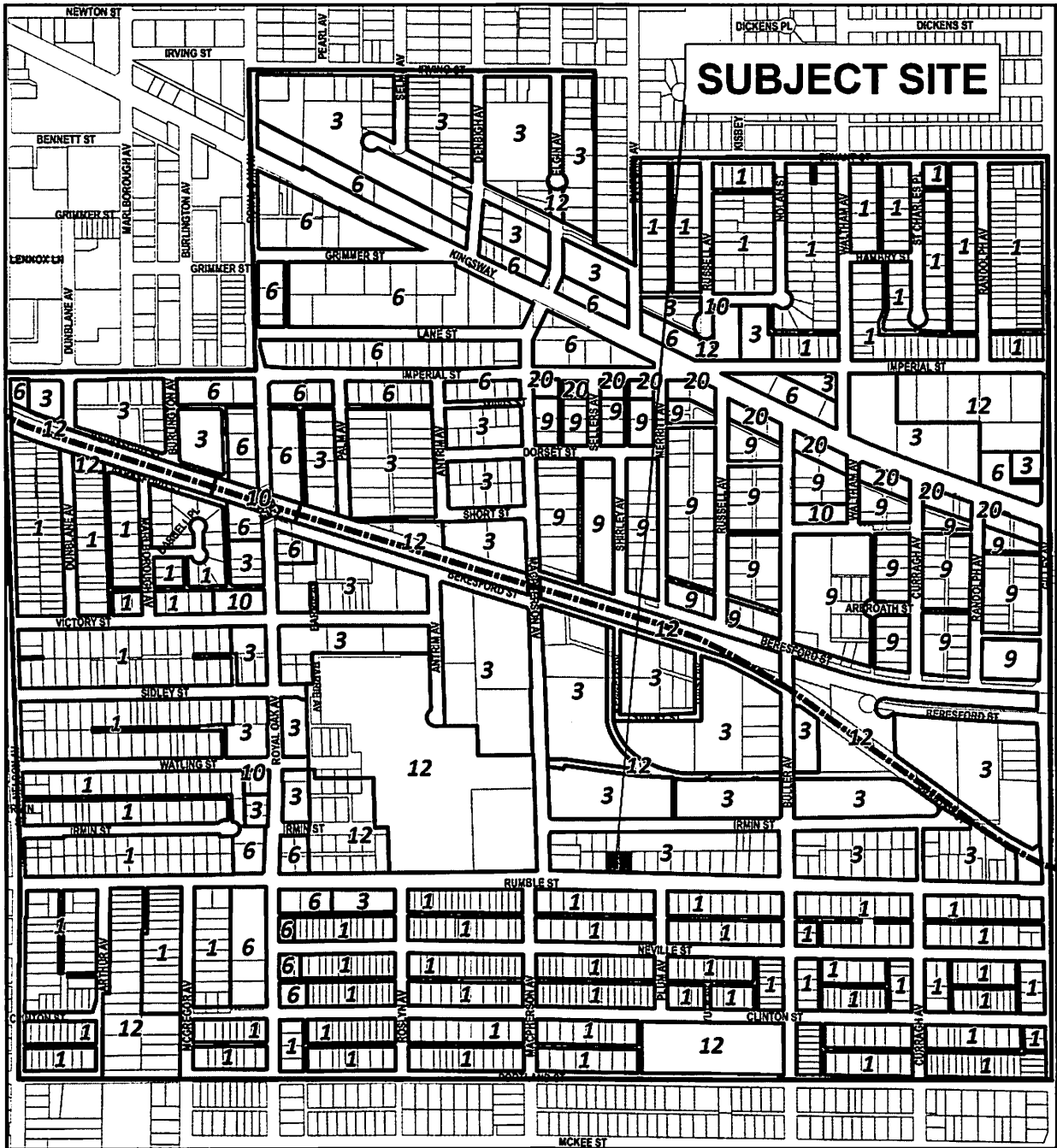
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Drawn By: JS

REZONING REFERENCE #21-43
5675 & 5691 RUMBLE STREET

 Subject Site



Royal Oak Community Plan



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use
- 20 Industrial and Commercial Mixed Use

