

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #32/97
Stacked Townhouse Development
Hastings Street Area Plan

2001 September 25

ADDRESS: 3723, 3725, 3739, 3751 Pender Street

LEGAL: West ½ Lot 17, East ½ Lot 17, Lot 16, Lot 15, Block 9, D.L. 116, Group 1, NWD Plan 1236.

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District, the Hastings Street Area Plan and in accordance with the development plan entitled "3700 Block Pender Street" prepared by Nigel Baldwin Architects Ltd.)

APPLICANT: Listraor Developments Inc.
2971 West 44th Avenue
Vancouver, B.C., V6N 3K3
(Att: Craig Rowland)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2001 October 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 October 15, and to a Public Hearing on 2001 October 30 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 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 satisfaction of all necessary subdivision requirements.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements and covenants.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) Compliance with Council-adopted sound criteria.
- j) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- k) The deposit of the applicable Parkland Acquisition Charge.
- l) The deposit of the applicable GVS & DD sewerage charge.
- m) The granting of a 219 Covenant restricting enclosure of balconies.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to permit a low-rise multi-family development.

2.0 BACKGROUND

- 2.1 The subject Rezoning Application first came before Council on 1997 July 21 at which time staff were given authority to work with the applicant towards a suitable plan of development. Since that time the application has been held in abeyance. In recent months the application was taken over by a different applicant who has been working with staff towards a suitable plan of development for the site.

- 2.2 The subject site, currently zoned R5 Residential, has been designated for redevelopment under RM7 Hastings Village Multiple Family Residential Guidelines in the adopted Hastings Street Area Plan (see *attached* Sketch #1). The site is presently vacant and is located on the north side of Pender Street between Boundary Road and Esmond Avenue (see *attached* Sketch #2). To the north of the site are mixed-use commercial and residential properties fronting Hastings Street. To the east and west of the site are properties which have been developed as stacked townhouses under Comprehensive Development zoning according to RM7 guidelines. To the south, across Pender Street, are older single family homes which are to be retained in the Hastings Street Area Plan.
- 2.3 The form of townhouses in the Hastings Street Area is intended to reflect their role as a transitional buffer between the surrounding single-family R5 District and multiple-family dwellings or commercial areas. Important design aspects for the Hastings Street Area townhouses are individual ground access with front door orientation to the public streetscape and pitched roofs to reflect the character of local and adjacent structures.
- 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 proposed development includes one 3-storey building of stacked townhouses fronting Pender Street, a central courtyard and four 3-storey townhouses along the back lane on the north side of the site. All townhouse units have individual ground-oriented entrances with front doors oriented towards either the street or the site's interior courtyard.

The majority of parking for the development is to be provided underground. Parking for the four units along the lane is proposed as an individual garage accessed from the lane for each unit. The density of the project under RM7 guidelines is proposed at 1.05 F.A.R. based on the site area. The intent of the proposed plan meets that of the adopted Hastings Street Area Plan in use, density and scale of development.

- 3.2 The City Engineer will assess the need for any further services to the site, including, but not necessarily limited to the provision of separated sidewalks and street trees along Pender Street, and the upgrading of the water main on Pender Street.
- 3.3 Underground parking to the site will be accessed from Pender Street and units with individual garages along the lane will access their parking directly from the lane.
- 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

- 3.5 Provision of an adequately sized and sited garbage and recycling area and of a separate car wash stall is required within the underground parking.
- 3.6 Due to the proximity of Hastings Street and Boundary Road, a noise study will be required to ensure compliance with Council-adopted noise criteria.
- 3.7 The developer will be responsible for the removal and undergrounding of overhead wiring abutting this site.
- 3.8 The applicable Parkland Acquisition and GVS & DD Sewerage Development Cost Charges will be required with this application, to be deposited prior to Final Adoption. The School Site Acquisition Charge is not required if the applicant obtains a building permit by 2002 July 22.
- 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.

4.0 DEVELOPMENT PROPOSAL

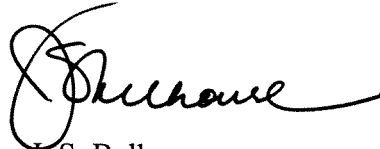
4.1	<u>Site Area</u>	-	1,697 m ² /18,272 sq.ft.
4.2	<u>Density</u>		
	F.A.R. Permitted	-	1.1 F.A.R.
	F.A.R. Provided	-	1.05 F.A.R. (1.1 F.A.R. less area of parking stalls at grade in garages off the rear lane)
	Gross Floor Area	-	1,789 m ² / 19,258 sq.ft.
4.3	<u>Site Coverage</u>	-	40%
4.4	<u>Height</u>	-	3 storeys
4.5	<u>Unit Mix</u>		
	<u>Unit Type</u>		<u>Unit Size</u>
	16 - 2 Bedroom	-	838 - 953 sq.ft./ 78 - 89 m ²
	<u>4 - 3 Bedroom</u>	-	1,211 sq.ft./113 m ²
	TOTAL - 20 UNITS		
4.6	<u>Parking</u>		
	Vehicle Parking Required:	-	35

Vehicle Parking Provided:

Townhouses (20 units @ 1.75/unit) - 35 (including 5 visitors' parking)

Bicycle Parking Required & Provided:

Secure Resident Parking for Townhouses - 16 spaces
Visitor (Rack) Parking - 4 spaces

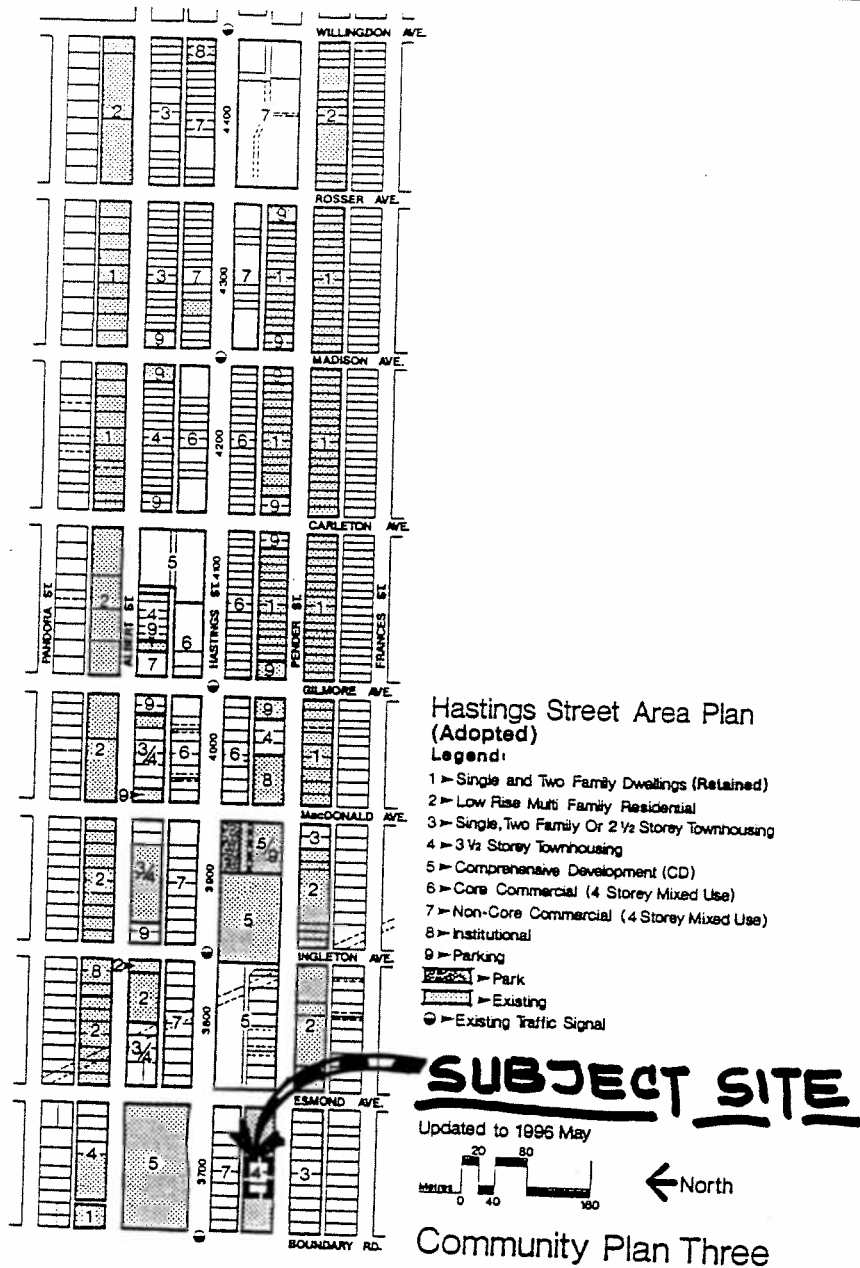


J. S. Belhouse
Director Planning and Building



PSF:gk
Attach.


cc: City Clerk
Director Engineering
City Solicitor



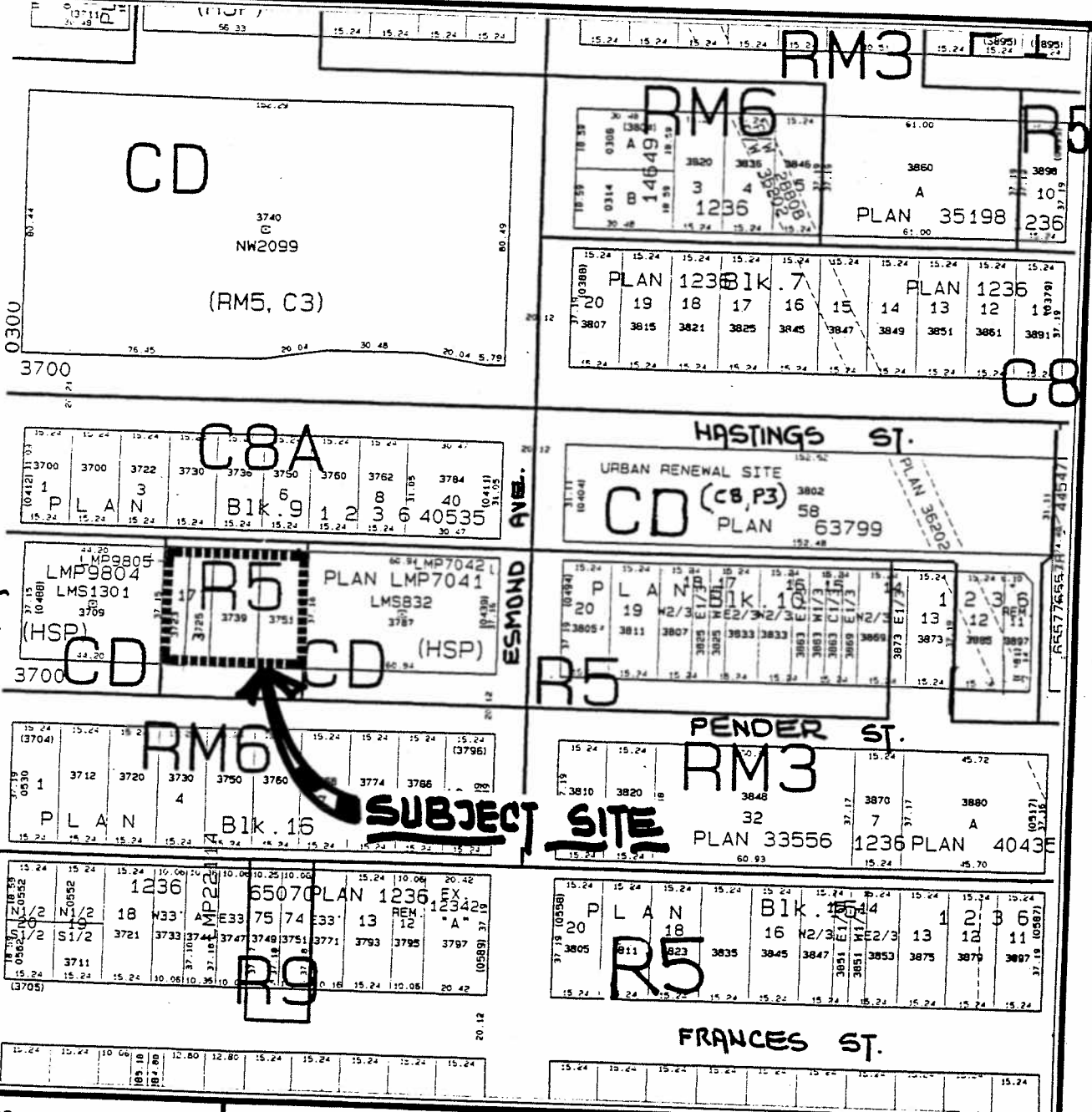
Date:
JUNE 1997

Scale:
N.T.S.

Drawn By:
J.P.C.

 City of
Burnaby
 Planning & Building Dept.

REZONING REFERENCE # 32/97
 SKETCH # 1



Date:
JUNE 1997

Scale:
1:2000

Drawn By:
J.P.C.



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SKETCH #2

