

TO: CITY MANAGER 2003 JULY 16
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #00-15
Multiple Family Residential Infill Project

ADDRESS: 524 Sperling Avenue

LEGAL: Lot 9, Blk. 6, D.L. 206, Group 1, NWD, Plan 1323

FROM: M4 Special Industrial District

TO: Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines and in accordance with the development plan entitled "Proposed Six Unit Townhouse Development 524 Sperling Avenue Burnaby, BC" prepared by Eric Stine Architect Inc.

APPLICANT: Kean Hea Lim
524 Sperling Avenue
Burnaby B.C. V5B 4H3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2003 August 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26 at 7:30 p.m.
2. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.7 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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 existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e. The consolidation of the net project site into one legal parcel.
- f. The dedication of any rights-of-way deemed requisite.
- g. Compliance with the Council-adopted sound criteria.
- h. 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.
- i. Completion of the Highway Exchange Bylaw.
- j. The deposit of the applicable Parkland Acquisition Charge.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. The deposit of the applicable School Site Acquisition Charge.
- m. The granting of a 219 Covenant restricting enclosure of balconies.
- n. 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 development of a six unit infill multiple family residential project.

2.0 BACKGROUND

2.1 On 2000 May 29 Council received a report regarding an application to rezone the subject site to CD Comprehensive Development District (based on R5 Residential District guidelines) to permit the construction of a semi-detached two family dwelling. The application to CD Comprehensive Development District was submitted as the site does not meet the lot area requirements for a two family dwelling under the current M4 District zoning. At that time Council adopted the recommendations in the report, including authorizing the Planning and Building Department to work with the applicant on a suitable plan of development.

2.2 On 2002 April 16 Council received a further report on the subject rezoning application. The report advised that following numerous discussions with staff, the applicant is now requesting that the nature of the rezoning application be adjusted to allow for a more intense residential use on the site, such as a small infill multiple family development. In light of the locked in nature of the subject site and the unlikelihood of achieving the required consolidation indicated in Apartment Study Area C, this Department supported a rezoning for the site to Comprehensive Development District (based on RM2 Multiple Family Residential District guidelines) to achieve an infill development which more closely reflects the intent of the medium density multiple family residential designation in the area plan, rather than a two family dwelling. Council adopted the information report at that time.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. The plan of development is based on RM3 Multiple Family Residential District guidelines, which is discussed in Section 3.1 below.

2.3 The subject site is located within Apartment Study Area C and is designated for medium density apartment development (see attached sketch #2). The submitted plan of development is in conformance with the Apartment Study Area designation.

3.0 GENERAL DISCUSSION:

3.1 The subject site is within Apartment Study Area C and is a designated proposed medium density apartment area. The net site, after completion of the Highway Exchange Bylaw which will increase the site size by approximately 14.4 m² (155 sq. ft.), is 643.5m² (6,926.8 sq. ft.). Under RM3 District zoning, development of a two-storey building requires a minimum lot area of 1,110 m² (11,948.33 sq. ft.) and a width of not less than 30 m (98.43 ft), and development of a three storey building requires a minimum lot area of 1,670 m²

(17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft). The subject property does not have sufficient lot area or width for apartment development under the current RM3 District zoning as assembly with neighbouring properties is not anticipated in the near future as Lochdale Community Hall is located to the north and the two family dwelling to the south is in good condition. Recognizing the constraint in achieving the necessary consolidation to allow an RM3 apartment building, this Department is in support of rezoning the site for the purpose of developing an infill low-rise multiple-family residential project.

- 3.2 The development proposal is for a six unit infill, multiple family residential building. The last report on the rezoning of this site indicated that the rezoning would utilize RM2 Multiple Family Residential District guidelines. However, it is acknowledged that the medium-density apartment area designation for this area under the established guidelines encompasses both the RM2 and RM3 District zonings. In working towards a suitable plan of development, the applicant has provided a plan which proposes a marginally higher density (FAR 1.0) utilizing the RM3 District guidelines, which allows up to maximum Floor Area Ratio of 1.1, where underground parking is provided. In order to achieve the submitted plan of development, which is considered to be a high quality infill multiple family residential proposal, this Department supports utilizing the RM3 District guidelines and a Floor Area Ratio of 1.0. Given the special in-fill character of this project on a small lot in a designated multi-family area, a reduction in the parking requirement has been proposed at a ratio of 1 space per unit, plus one visitor parking stall. For information, it is noted that the RM6 and C8 Districts related to the Hastings Area Plan have a similar ratio.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, which will include but not be limited to the provision of boulevard trees.
- 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 The existing trees on site are not of sufficient value to be retained. Replacement trees will be required as part of the redevelopment.
- 3.6 The applicable Parkland Acquisition, School Site Acquisition and GVS&DD Sewerage Development Cost Charges will be required with this application, to be deposited prior to Final Adoption.
- 3.7 There is a redundant partial lane allowance to the rear of the site, which is approximately 30.6m² (329 sq. ft.) in area. This redundant lane allowance will be required to be purchased by the owner of the subject property. There is also a need to obtain a 0.9m (3ft.) wide dedication of rights-of-way (18 m² [194.7 sq.ft.] in area) along Sperling Avenue in order to accommodate a separated sidewalk along Sperling Avenue in the future. The net gain in land for the property would be approximately 14.4 m² (155 sq. ft.), which would be purchased by the developer. The City Solicitor indicates that the estimated market value of the land is \$6,975.00 (\$45.00 per sq.ft.) as an RM3 District development lot with a maximum FAR of

1.0. This would result in a net development site of approximately 643.5 m² (6,926.8 sq.ft.). The completion of the Highway Exchange Bylaw would be a prerequisite condition of the Final Adoption of the rezoning.


3.8 In view of the noise associated with the Lochdale Community Hall, a noise study should be undertaken to ensure compliance with the Council adopted sound criteria.

4.0 DEVELOPMENT PROPOSAL

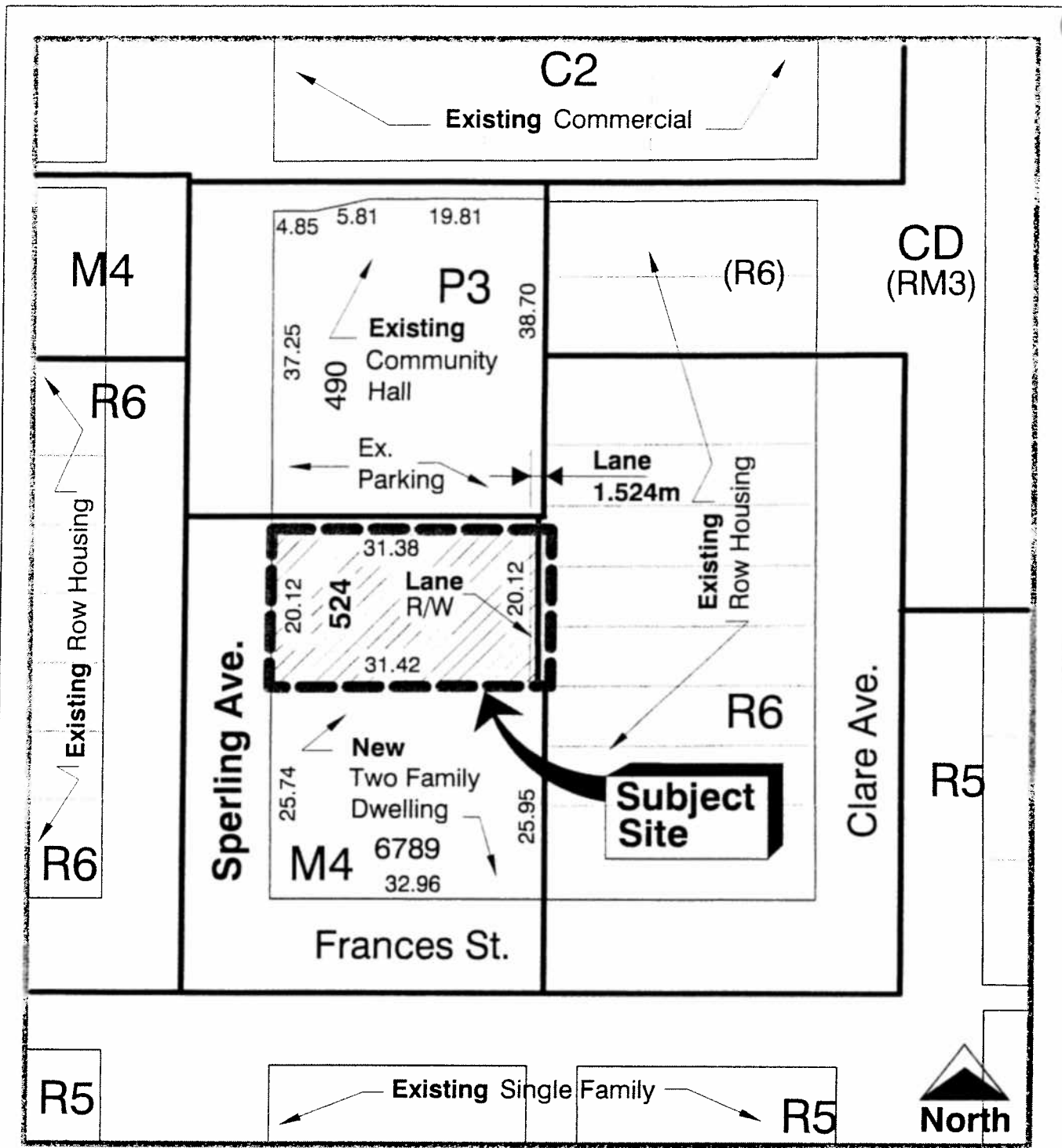
- 4.1 Net Site Area: - 643m² (6,926.8 sq. ft.)
- 4.2 Floor Area Ratio: - 0.997
- Floor Area Provided: - 640.8m² (6,898 sq. ft.)
- Site Coverage: - 64%
- 4.3 Height - 3 storeys 10.5m (34.5 ft.)
- 4.4 Unit Mix and Size
- 1 Bedroom Units (2 units) - 630 to 635 sq. ft.
- 2 Bedroom Units (2 units) - 1,258 to 1,261 sq. ft.
- 3 Bedroom Units (2 units) - 1,349 sq. ft.
- 4.5 Parking
- Vehicle Parking Provided: - 6 spaces
- Visitor Parking Stall - 1 space


Note: The Visitor Parking Stall will also serve as the Car Wash Stall

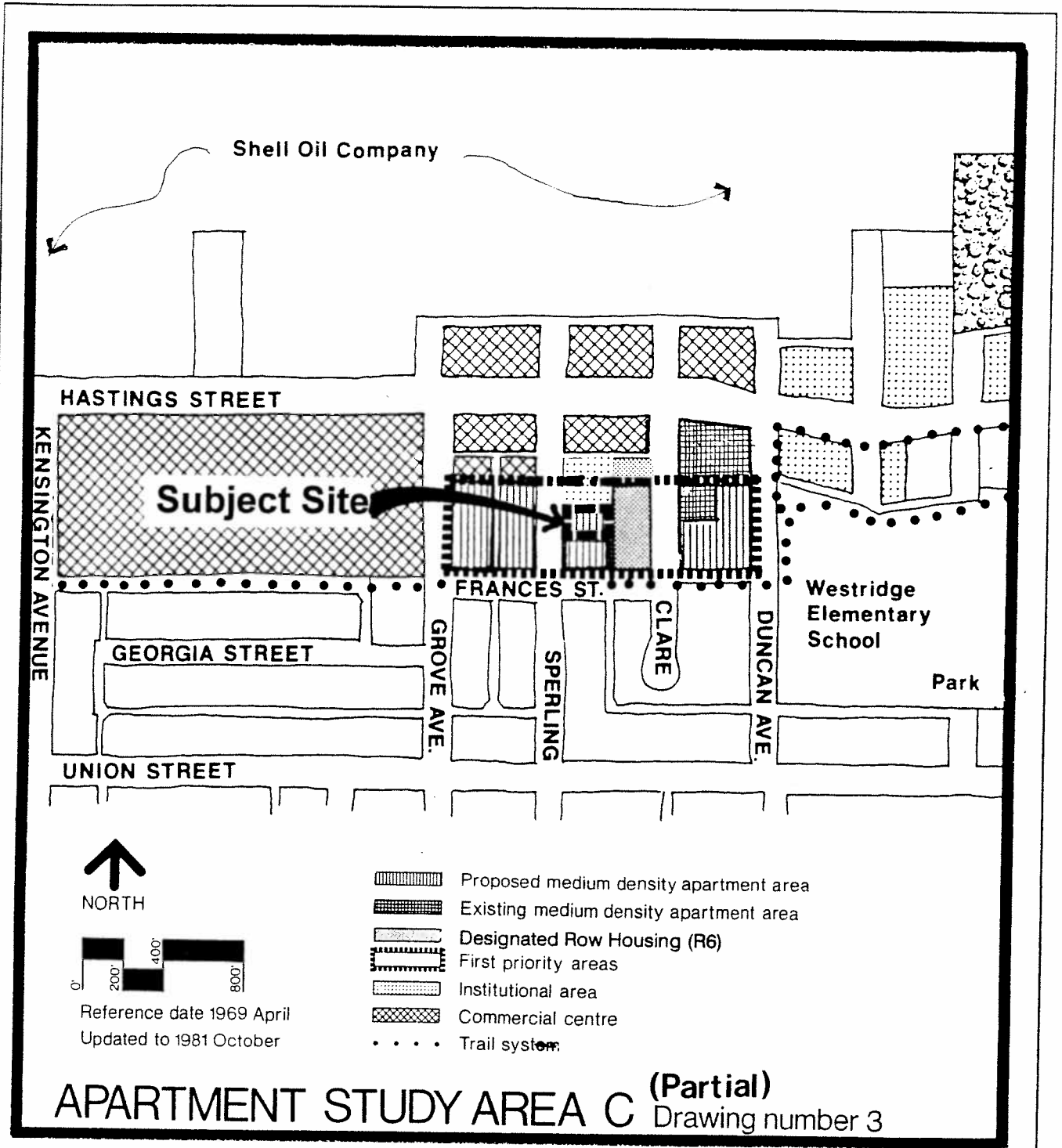
A bicycle rack will be provided on-site.


J. S. Belhouse
Director Planning and Building

BW:gk
Attach
cc: Director Engineering
City Clerk
City Solicitor



 City of Burnaby		Planning And Building Department	
Scale: 1 = 750	REZONING REFERENCE 00 -- 15		
Drawn By: J.P.C.			Sketch # 1
Date: April 2001			



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: April 2002

REZONING REFERENCE 00 -- 15

Sketch # 2

