

**TO:** CITY MANAGER 2003 January 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #02-37**  
**Stacked Townhouse Project with Underground Parking**  
**Metrotown Development Plan - Sub-area 11**

**ADDRESS:** 4250, 4278 & 4292 Sardis Street and 5625 Halley Avenue

**LEGAL:** Parcel "A" (Exp. Pl. 8842) of Lots 6 & 7 Except: Part Subdivided by Plan 49891; East 50 ft. of the North Half of Lot 7, North Half of Lot 8 Except: South 50 ft. , Parcel "A" (Exp. Pl. 13003) Lot 8 Except: Part Subdivided by Plan 49891, Blk 34, D.L. 34, Group 1, NWD Plan 1355

**FROM:** R5 Residential District and RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "Sardis Street Townhouse Project" prepared by T. Yamamoto Architect Inc.)

**APPLICANT:** Noort Holdings Ltd.  
7857 Sixth Street  
Burnaby, B.C. V3N 3N4  
(Attention Mr. Glenn Noort)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2003 February 18.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 February 03, and to a Public Hearing on 2003 February 18 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 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 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 along Sardis Street.
- i. Compliance with the 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 and a commitment to implement the recycling provisions.
- k. The deposit of the applicable Parkland Acquisition Charge.
- l. The deposit of the applicable School Site Acquisition Charge.
- m. The deposit of the applicable GVS & DD sewerage charge.
- n. The design and provision of one unit adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking space.

- o. The granting of a 219 Covenant restricting enclosure of balconies.
- p. The provision of facilities for cyclists in accordance with Section 4.5 of this report.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 36-unit stacked townhouse project with underground parking.

### 2.0 BACKGROUND

- 2.1 Council, on 2002 November 25 received the report of the Planning & Building 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.
- 2.2 The subject site, currently zoned R5 and RM3, is within the Metrotown Development Plan - Sub-area 11 and is designated for multiple-family development in accordance with the RM3 Multiple Family Residential District guidelines (see *attached* Sketches #1 and #2). The site is currently developed with three older single-family dwellings and is adjacent to an existing three storey apartment building. The subject site has a net area of approximately 3,471.67 m<sup>2</sup> (37,370 sq.ft.) and a width of approximately 64.01 m (210 ft). Road dedication at the north east corner of the subject site is required for a future realignment of Sardis Street.
- 2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

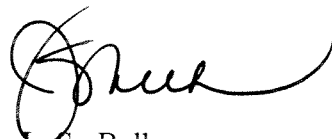
- 3.1 The development proposal is for a 36-unit three storey stacked townhouse development with underground parking. The maximum density of the project under the RM3 guidelines in 1.1 F.A.R. The proposed development includes two 3-storey buildings of stacked townhouses, with one building fronting Sardis Street and the second fronting a central courtyard and backing on to the existing lane on the south 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 development proposal meets the objectives of the adopted Metrotown Development Plan in use, density and scale of development as a transitional area between the higher density residential and commercial uses along Kingsway and the R5 single and two family residential neighbourhood to the north.

- 3.2 The Director Engineering will assess the need for any further services to the site, including, but not necessarily limited to the provision of a separated sidewalk and street trees along Sardis Street, relocation of or deposit of funds to cover future relocation of the existing curb on Sardis Street and the upgrading of the water main on Sardis Street.
- 3.3 Road dedication and consolidation of the net site into one legal parcel is required.
- 3.4 All parking will be provided underground accessed off Sardis Street from a new driveway located at the western side of the site.
- 3.5 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.
- 3.6 Provision of adequately sized and sited garbage and recycling area and of a separate car wash stall is required within the underground parking.
- 3.7 Due to traffic along the Grange Street and Kingsway corridors, a noise study will be required to ensure compliance with Council adopted noise criteria.
- 3.8 The developer will be responsible for the removal and undergrounding of overhead wiring abutting the site along Sardis Street.
- 3.9 The existing trees on site are not of sufficient value to be retained or are in need of removal due to safety concerns. The development proposal includes a full landscape plan and street trees along Sardis Street and Halley Avenue are to be required.
- 3.10 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.
- 3.11 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.
- 3.12 The developer has indicated the design and provision of one unit adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking space. The provision of one unit adaptable to the disabled, roughly 3% of all units, is supportable for a stacked townhouse project of this scale.

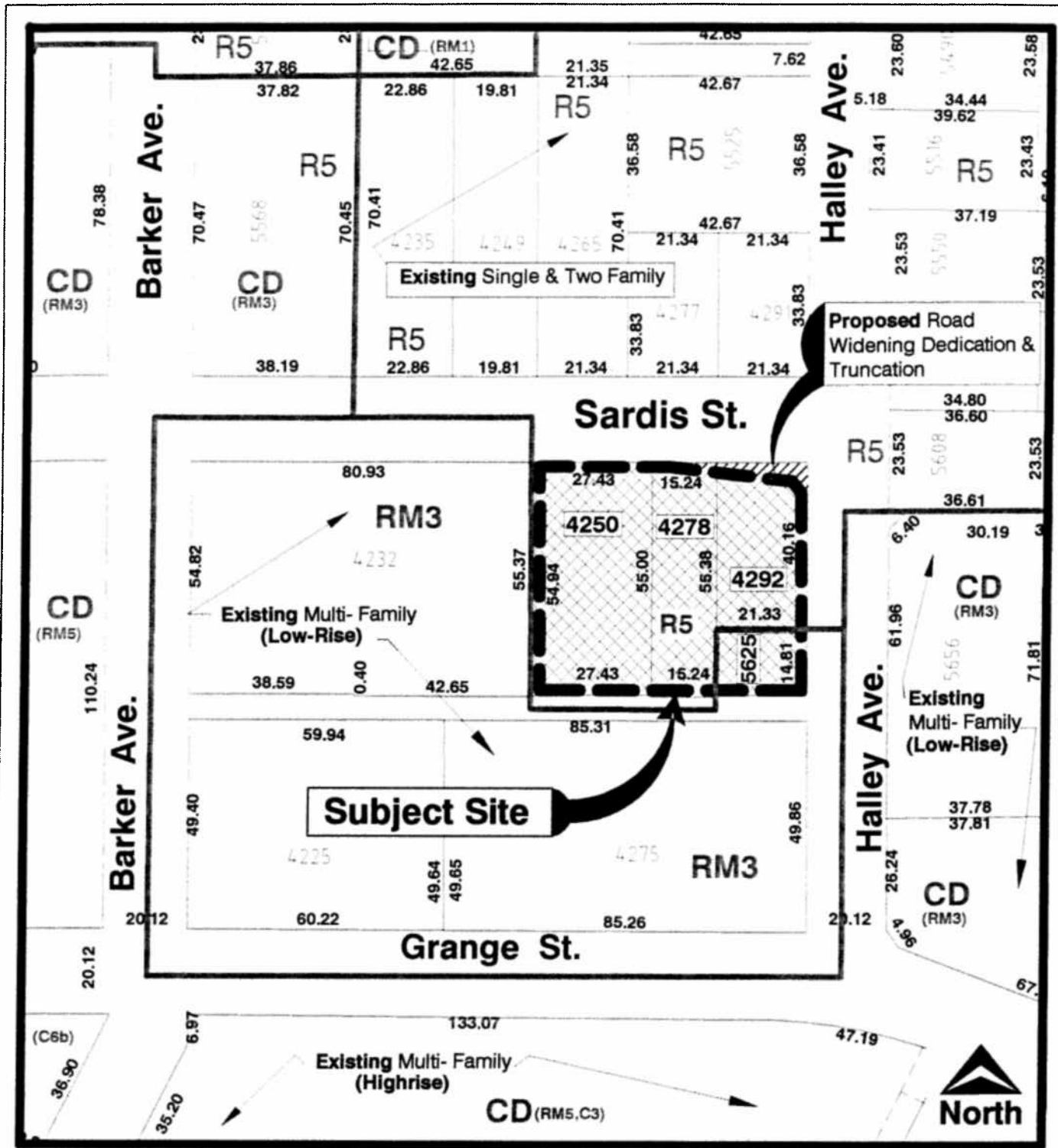
**4.0 DEVELOPMENT PROPOSAL:**

4.1	Net Site Area	-	3,471.67 m <sup>2</sup> (37,370 sq.ft.)
4.2	Density FAR Permitted & Provided	-	1.1 FAR - 3,818.84 m <sup>2</sup> (41,107 sq.ft.)
4.3	Height Permitted & Provided	-	3 storeys
4.4	Unit Mix Total 36 Units All 2 Bedroom Units - 104 m <sup>2</sup> - 109 m <sup>2</sup> (1,120 - 1,172 sq.ft.)		
4.5	Parking Vehicle Parking:		
	Required - 36 units @ 1.75 spaces	-	63 (Visitor parking 9 spaces)
	Carwash Stall: Required	-	1
	<b>TOTAL:</b>	-	<b>64 spaces</b>
	Provided	-	67 (Visitor parking 9 spaces)
	Carwash Stall: Provided	-	1
	<b>TOTAL:</b>	-	<b>68 spaces</b>
	Bicycle Parking: Secure Resident Parking	-	36 stalls (12 within in-unit storage areas, 24 in storage area in underground parking)
	Visitor (Rack) Parking	-	8 stalls



J. S. Belhouse  
Director Planning and Building

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



**Planning and Building Department**

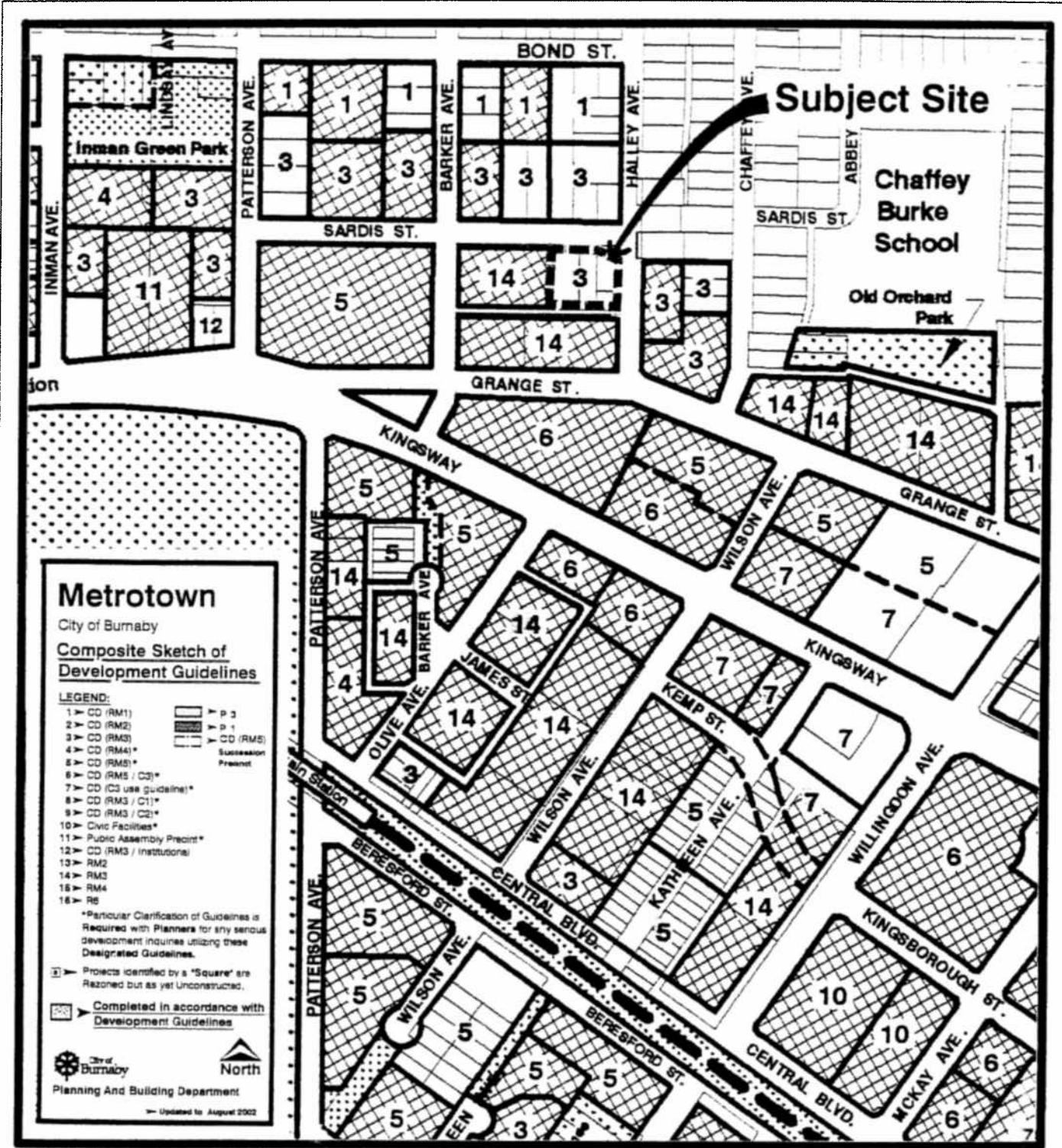
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Drawn By: J.P.C.

Date: November 2002

**REZONING REFERENCE 02 -- 37**  
 (Sardis / Halley Proposed Townhousing)

Sketch # 1



**Metrotown**  
City of Burnaby

Composite Sketch of Development Guidelines

**LEGEND:**

1 - CD (RM1)		P 3
2 - CD (RM2)		P 1
3 - CD (RM3)		CD (RM5)
4 - CD (RM4)*		Succession
5 - CD (RM5)*		Present
6 - CD (RM5 / C3)*		
7 - CD (C3 use guideline)*		
8 - CD (RM3 / C1)*		
9 - CD (RM3 / C2)*		
10 - Civic Facilities*		
11 - Public Assembly Precinct*		
12 - CD (RM3 / Institutional)		
13 - RM2		
14 - RM3		
15 - RM4		
16 - R6		

\*Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines.

Projects identified by a "Square" are Rezoned but as yet Unconstructed.

Completed in accordance with Development Guidelines

City of Burnaby  
Planning And Building Department  
North  
Updated to August 2002



**Planning and Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

**REZONING REFERENCE 02 -- 37**  
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Sketch # 2

