

TO: CITY MANAGER

2004 March 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #02-54**
3 Storey Stacked Townhouse Project with Underground Parking

ADDRESS: 4205/ 4041/ 4057/ 4085/ 4093 Norfolk Street (See **attached** Sketches)

LEGAL: Lots East ½ 7, West ½ 7, 8, 9, 10 & 11, Blk 38, D.L.69, Group 1, NWD Plan 1321

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Community Plan Eight as Guidelines, and in accordance with the development plan entitled "Norfolk Terrace" prepared by Creekside Architects)

APPLICANT: Charan Singh
6590 Gilley Avenue
Burnaby B.C. V5H 3W9

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2004 March 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 March 08 and to a Public Hearing on 2004 March 23 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 prior to Final Adoption of the rezoning being effected in line with Section 3.3 of this report. 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 statutory rights-of-way, easements and/or covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. The approval of the Ministry of Transportation to the rezoning application.
- j. Compliance with the Council-adopted sound criteria.
- k. 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.
- l. Completion of the exchange of lands involving the dedication of rights-of-way and a Highway Closure Bylaw as outlined in Section 3.10 of this report.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The provision of facilities for cyclists in accordance with Section 3.13 of the rezoning report.
- q. The completion of the sale of city property.
- r. The granting of a 219 Covenant restricting enclosure of balconies.

- s. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- t. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 38 unit stacked townhouse project with underground parking.

2.0 BACKGROUND

- 2.1 Council on 2002 January 27 received the report of the Planning and 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 rezoning application is within Community Plan Eight within a block designated for multiple-family development using CD Comprehensive Development District zoning based upon the RM3 Multiple Family District.
- 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 current plan proposes six buildings of stacked townhouses around a central courtyard with underground parking accessed off Dominion Street. All the units have individual ground-oriented entries. One handicapped accessible visitor parking space is also provided off the back lane. None of the existing trees on-site merit retention.

The rear lane is retained to provide continued access to the dwellings to the north.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to,
- upgrading of watermains, including upgrading of Norfolk Street main to City standards,
 - upgrading of storm sewers, including construction of storm sewer connection across Broadview Park to Spring Brook,
 - construction of Norfolk Street and Gilmore Avenue to 11m standard with separated sidewalks,
 - street trees and boulevard grass, street lighting,
 - a new cul-de-sac on Norfolk Street,
 - replacement of the Broadview Park trail connection, including regrading of the trail area.
- 3.3 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 of two months to vacate to be given to tenants for the dwellings, subject to the proviso that actual demolition of any dwellings will not commence until after Third Reading.
- 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 Necessary dedications include a 3m by 3m truncation at the northwest corner of Norfolk Street and Gilmore Avenue.
- 3.6 Undergrounding of existing overhead wiring in the rear abutting lane is required.
- 3.7 The approval of the Ministry of Transportation is required for this rezoning application.
- 3.8 In view of traffic on the proximate Canada Way and Trans-Canada Highway corridors, a noise study will be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.9 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.10 A Highway Closure Bylaw is required to accommodate the relocation of the Norfolk Street cul-de-sac with the closure of an approximately 450m² (4,844 sq.ft.) portion of the Norfolk Street road right-of-way for inclusion in Broadview Park (consolidated with 3955 Canada Way) in exchange for approximately 50m² of 3955 Canada Way (Broadview Park) to be dedicated for road right-of-way (see **attached** Sketch #3).

As well, as part of the land exchange involving the proposed road closure, a boundary change along the eastern boundary of Broadview Park (3955 Canada Way) results in an approximately 60m² (450 sq.ft.) portion of 3955 Canada Way being included in the development site.

These adjustments were outlined in a report to the 2003 March 12 Parks, Recreation and Culture Commission meeting in which Council was requested, in conjunction with this rezoning application, to authorize the preparation and introduction of the Highway Exchange Bylaw, now called a Highway Closure Bylaw, and related documents as well as to approve the proposed park boundary change. Council subsequently authorized pursuing these steps at the 2003 March 17 Council meeting.

- 3.12 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Vancouver Area) will be required with this application.
- 3.13 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.14 Council, on 2003 February 17, approved the sale of City-owned property at 4025, 4041 and 4093 Norfolk Street at a value of \$43.00 per sq.ft. as determined by the Legal and Lands Department. The completion of the sale of City lands is subject to the rezoning application being pursued to completion and to consolidation of the site into one legal lot. The estimated area to be sold is 1,781.2m² (19,174.17 sq. ft.), to be confirmed by a detailed survey.
- 3.15 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.16 A on-site stormwater management system with a suitable engineered design is required with a 219 covenant to guarantee its provision, effectiveness and continuing operation.
- 3.17 A development plan for the subject site has been received which is suitable for submission to a Public Hearing. Elsewhere on the agenda appears the bylaw for First Reading.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	3,692m ² (39,742 sq.ft.)
4.2	Density:		
	Floor Area Ratio Permitted & Provided	-	1.1 FAR
	Gross Floor Area:	-	4,061.22m ² (43,716 sq.ft.)
	Site Coverage:	-	38.35%

4.3 Height: - 3 storeys

4.4 Unit Mix

26 - 2 bedrooms	68.19 - 120.86m ² (734 - 1,301 sq.ft.)
<u>12</u> - 3 bedrooms	379.79 - 130.06m ² (1,246 - 1,400 sq.ft.)
38 units total	

4.5 Parking Required and Provided based on

1.75 spaces per unit: - 67 spaces (including 10 visitor spaces)

Car Wash Stall: - 1 space

Total - 68 spaces

Bicycle Parking:

Secure Residential: - 38 racks

Visitors' racks - 8 racks

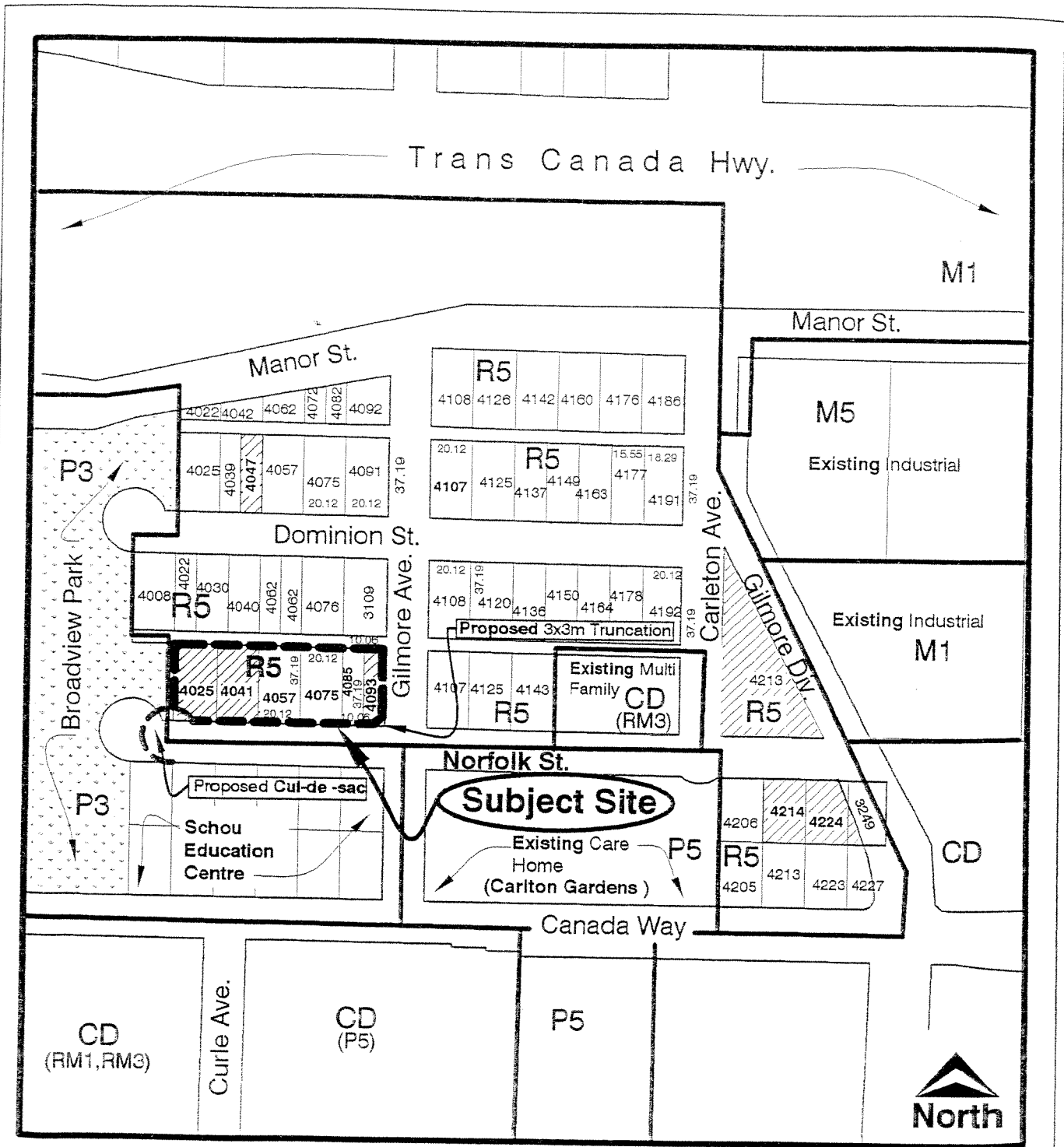


J. S. Belhouse
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk
City Solicitor

P:\Gulzar\Fiona\Rez 02-54\Rez 02-54 Public Hearing Rpt.wpd



Planning and Building Department

Scale: 1:3000

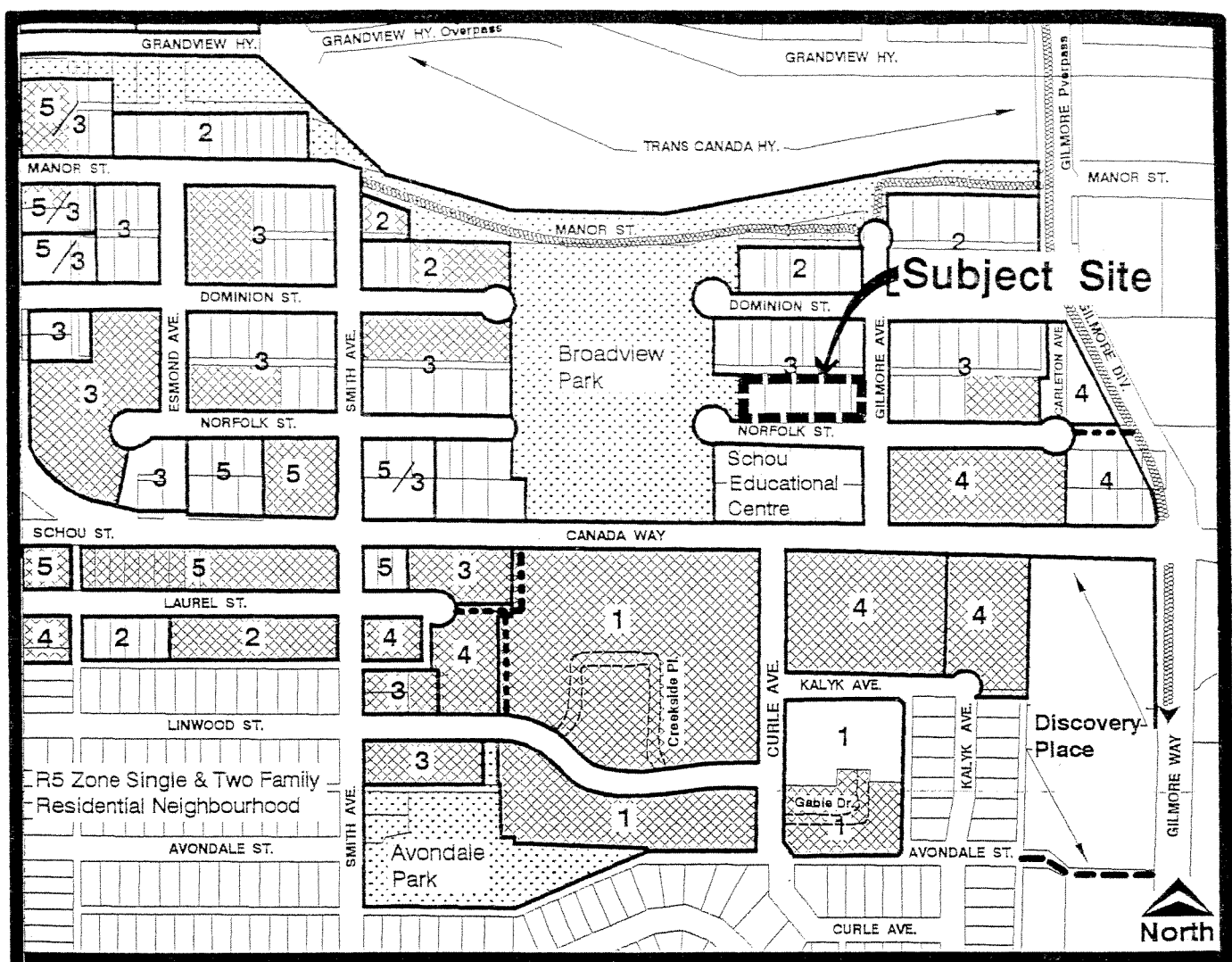
Drawn By: J.P.C.

Date: January 2003

City Owned Properties

REZONING REFERENCE 02 -- 54

Sketch # 1



Legend:

- 1 > Low density multiple residential development (RM1 Guidelines)
- 2 > Medium density apartment (RM2 Guidelines)
- 3 > Medium density apartment development (RM3 Guidelines)
- 4 > Institutional development (P5 Guidelines)
- 5 > Commercial development (C2 Guidelines)
- 6 > Light industrial / office (M5 Guidelines)

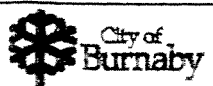
- Constructed
- Urban Trail
- Urban Path (Bike & Ped.)
- Pedestrian Path



City of Burnaby Planning And Building Department

Updated to September 2002
Reference date June 1971

Community Plan Eight



Planning and Building Department

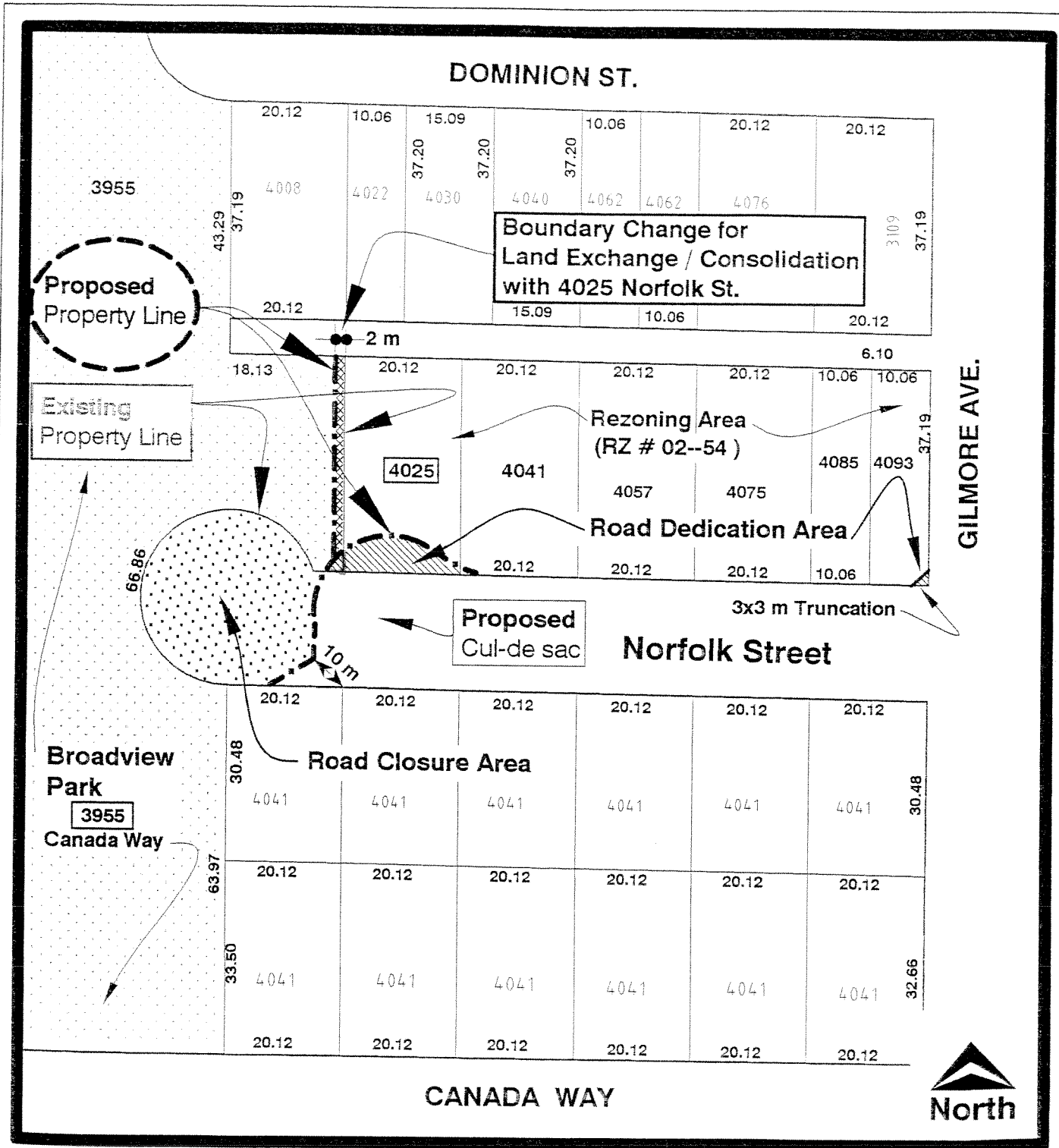
Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2003

REZONING REFERENCE 02 -- 54

Sketch # 2



Planning and Building Department

Scale: 1 = 1000

Drawn By: J.P.C.

Date: April 2003

Highway Exchange 03 -- 02
 (XREF Rezoning Reference 02 -- 54)
 Proposed Relocated Cul - de - sac

Sketch # 3

