

TO: CITY MANAGER 2005 MAY 11
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #05-10**
Low-Rise Apartment Building and Retention of
Heritage House - Metrotown Sub-Area 11

ADDRESS: 5575 Jersey Avenue (see attached sketches)

LEGAL: Lot "A", D.L. 34, Group 1, NWD Plan 2038

FROM: R5 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 "5575 Jersey Avenue, Burnaby, B.C." prepared by Ron Allen Architect Inc.)

APPLICANT: Aquila Developments Inc.
213 - 3823 Henning Drive
Burnaby, B.C. V5C 6P3
(Attention: Derek Bosa)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 June 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 May 30, and to a Public Hearing on 2005 June 21 at 7:30 p.m.
2. **THAT** a Heritage Revitalization Agreement Bylaw be prepared and advanced to First Reading on 2005 May 30 and to a Public Hearing on 2005 June 21 at 7:30 p.m.
3. **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 utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus to be allocated for the provision of an amenity to be reviewed by the Housing Committee.
- e. The relocation, restoration and completion of a Heritage Designation and a Heritage Revitalization Agreement to be on title for the incorporation of the historic “Clarke House” in the development site.
- f. The granting of any necessary statutory rights-of-way, easements and covenants.
- g. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection
- h. Compliance with the Council-adopted sound criteria.
- i. 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.
- 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 provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- n. The granting of a 219 Covenant restricting enclosure of balconies.

- o. 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 four-storey apartment building and the retention of an existing home of heritage significance on the site.

2.0 BACKGROUND

- 2.1 On 2005 March 21, Council authorized staff to work with the development towards the preparation of a suitable plan of development. Council also authorized staff to send copies of the initial rezoning report to seven of the adjoining property owners in the area.

The developer has now submitted a suitable plan of development that incorporates the historic house and a new apartment building on the property.

- 2.2 This lot is bounded by a lane on the north, across which lie three single-family homes. Across Jersey Avenue to the east, are single-family homes. To the west abutting the site along Sandell Street, are homes that obtain access to Sandell Street from the west via Smith Avenue, as Sandell Street has a traffic barrier across the road that is in line with the west property line of this site. To the south across Sandell Street is a three storey apartment building. The site slopes gently down to the north-west. The site contains a number of trees and a single-family home of heritage significance.

- 2.3 This site lies within the north-western portion of the Metrotown Development Plan, north of Central Park (Metrotown Sub-Area 11). As noted in the first report, the adopted Plan calls for the development of low-rise multiple-family housing in this block as proposed in this application for rezoning. Adjoining properties were considered for possible inclusion in a larger land assembly, however, as Council has been previously advised, efforts to include these properties in the subject assembly have not been successful. A copy of the initial rezoning report considered by Council on 2005 March 21, has been sent to the seven nearby property owners within the previously proposed larger site assembly. At this time, none of

the nearby property owners has provided a written response to the development proposal on the land assembly proposed. The proposed site is considered supportable.

3.0 GENERAL COMMENTS:

3.1 The developer has submitted a plan of development that would see the existing heritage house on the lot retained, converted to two strata units and moved forward to the northeast corner of the site, close to Jersey Avenue. A new four storey apartment building with 30 units is proposed to be constructed on the site facing Sandell Street. All parking is to be underground. The development is to be strata-titled.

3.2 The two-storey dwelling at 5575 Jersey Avenue was built circa 1908 by Central Park pioneer Joseph Clarke. It is a very good example of an Edwardian vernacular styled Burnaby farmhouse and one of the few historic buildings of its type remaining in the Metrotown area. It is listed on the Preliminary Heritage Inventory and is currently included in the inventory review project for the Burnaby Community Heritage Register-Inventory Category.

The building's original exterior design remains very much intact and is in fair condition overall. A Heritage Revitalization Agreement is to be provided to ensure that its character defining elements are conserved as part of the development project proposed.

The developer has indicated that he wishes to utilize the Heritage Revitalization Agreement Bylaw to vary the zoning to allow for the retention and re-use of the heritage house, vary the setbacks and to have it excluded from the overall density calculation for the site. This is similar to the approach utilized by the City in the case of the Thurston House at 3762 Thurston Street, two blocks to the west, and the Wilson House at 6088 Wilson Avenue. This approach entails a heritage evaluation of the existing house, heritage designation of the exterior of the restored house to Canadian Standards and a Heritage Revitalization Agreement to vary the density. The agreement is registered on title.

A separate report regarding the Heritage Revitalization Agreement appears elsewhere on the agenda.

A Public Hearing is required to be held for the Heritage Revitalization bylaw. It is proposed that this be held immediately following the public hearing for the rezoning application. This procedure is outlined in the separate report.

3.3 The developer has also expressed an interest in utilizing the full amenity density bonus available for multiple-family developments within town centre areas for this project which equates to some 3,837 sq.ft. in this instance. Including the potential density bonus of 0.15 FAR and the floor area of the heritage building, by way of a Heritage Revitalization

Agreement, results in an overall FAR of 1.37. Options for use of the requested amenity density bonus will be the subject of a future report to the Housing Committee. The City Solicitor has placed a value for the density bonus of \$55.50 per sq. ft. of buildable area (totalling approximately \$212,953 - subject to survey).

- 3.4 Dedication for widening of Sandell Street along with corner truncation at Sandell Street and Jersey Avenue and a truncation for the lane at the north-west corner of the site will be required.
- 3.5 Vehicle access to the site is proposed to be provided from Sandell Street via Jersey Avenue as the lane along the north end of the site is to be closed in future for consolidation with the three lots to the north when they eventually redevelop. No access to the lane will be provided.
- 3.6 The Director Engineering has been requested to provide all servicing information which will include but not be limited to, a sidewalk on Sandell Street, the upgrading of the abutting portion of Jersey Avenue to an 11m standard with a sidewalk on the west side and the upgrading of sewer and storm sewer lines in the area. The upgrading of the water lines may be necessary.

The Sandell Street cul-de-sac will be constructed in the future when the lands to the west or south are redeveloped.
- 3.7 Development cost charges will be applicable to the site as follows:
 - a) Parkland Acquisition Charge: \$ 3.84 per sq. ft. of gross floor area
 - b) GVS&DD Sewerage Charge: \$ 590 per unit.
 - c) School Site Acquisition Charge: \$ 800 per unit
- 3.8 Due to proximity to SkyTrain and Kingsway, an acoustical study will be required to ensure that the building is constructed in compliance with Council-adopted sound criteria.
- 3.9 Any necessary easements or covenants are to be provided.
- 3.10 The developer has been informed of the City's policy regarding the design and provision of 5% of the units adaptable to the disabled in town centre areas (the provision of special hardware, cabinet work being subject to the sale of the unit to a disabled person) with allocated disabled parking spaces. The development plan provides for the lower unit in the heritage home to be an adaptable unit.
- 3.11 As there are no buildings on site to be demolished, the developer is requesting that he be permitted, at his own risk, to lift and move the heritage house to initiate restoration after Second Reading of the rezoning bylaw. A building permit is necessary and the siting and all construction will be in conformity with the proposed CD zoning and the Heritage

Revitalization Agreement. Unless otherwise directed, staff will process a building (relocation and restoration) permit under the terms of the Heritage Revitalization Agreement following Second Reading of the rezoning and receipt of consent letters and completion of the heritage designation. A letter from the developer acknowledging that completion of the rezoning is subject to Council approval will be obtained.

- 3.12 A tree survey has been provided and an arborist's assessment of three large conifers near the east property line has been provided. The report suggests that the trees have been affected by English Ivy that has grown up the trunks. However, subject to further investigation, the trees are considered suitable for retention. It is proposed that the trees be protected during construction with a four foot chain link fence and permanently by a 219 Covenant.
- 3.13 A central recycling and garbage handling area is to be provided in the underground parking and a letter from the developer committing to implement the recycling provision is required.
- 3.14 Visitor parking is to be accessible at all times and a security gate is to be provided for resident parking.
- 3.15 A car wash stall in the underground parking is to be provided to the approval of the Director Engineering.
- 3.16 Given the small size of the site, best management practices for stormwater management will be required.

4.0 DEVELOPMENT STATISTICS

- 4.1 Gross Site Area: - 2,420m² (26,053 sq.ft.)
 Road Dedications - 44m² (473 sq.ft.)
 Net Site Area: - 2,376m² (25,580 sq.ft.) subject to survey

 Site Coverage: - 42%
- 4.2 Floor Area Ratio: - 1.10 + 0.15 (density bonus) = 1.25 x net site area = 31,975 sq.ft. buildable (subject to survey) *Note:* Heritage house floor area of approx. 2,880 sq.ft. is excluded as per (HRA)Heritage Revitalization Agreement, but if included results in a total FAR of 1.37)

Floor Area Provisions:	1.10 = 2,614m ² (38,138 sq.ft.)
Density Bonus:	0.15 = 356m ² (3,837 sq.ft.)
Sub-Total	1.25 = 2,970m ² (31,975 sq.ft.)
Heritage House Exclusion (3 floors)	0.12 = 268m ² (2,880 sq.ft.)
Total	1.37 = 3,238m² (34,855 sq.ft.)

Maximum Floor Area Ratio permitted: - 1.25 (including density bonus as noted)
 (excluding heritage building as per HRA)

4.3 Height: - 4 storeys

4.4 Unit Mix:

- Apartments 1 - 1 bedroom @ 695 sq.ft.
- 1 - 1 bedroom + den @ 866 sq.ft.
- 19 - 2 bedroom @ 858 to 1,090 sq.ft.
- 8 - 2 bedroom + den @ 1,015 to 1,122 sq.ft.
- 1 - 3 bedroom @ 1,275 sq.ft.

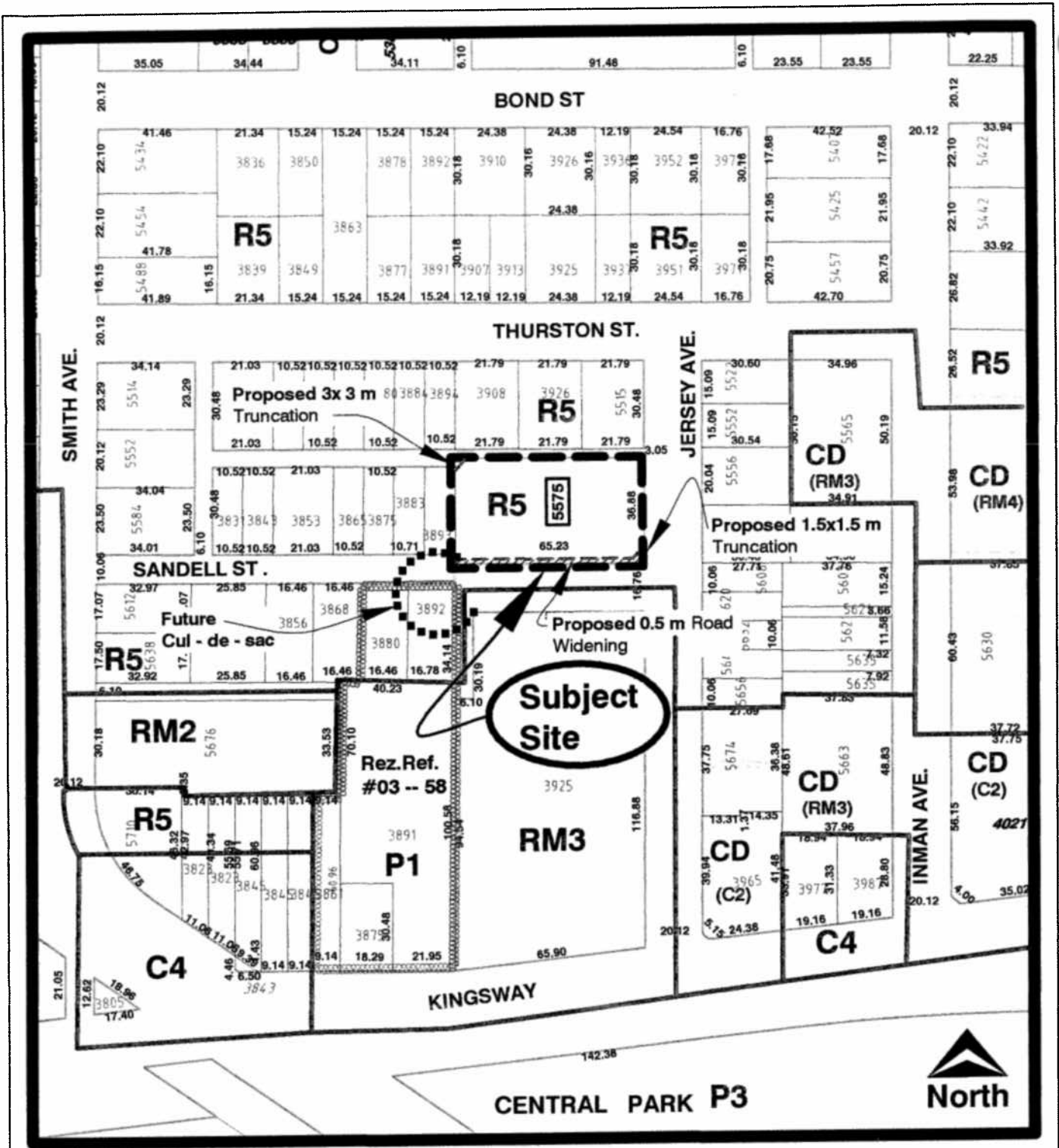
- 1 x 2 bedroom @ 1,041 sq.ft. (approx.) [Heritage House]
- 1 - 3 bedroom @ 1,839 sq.ft. (approx.) [Heritage House]
- 32 units Total**

- 4.5 Parking Required: - 52 spaces
- Parking Provided: (underground) - 52 spaces underground including 8 visitor spaces (plus 1 car wash space)
- (1.6 spaces/unit) -
- Bicycle Parking Residents:(1.0 space/unit) - 32 spaces (underground)
- Visitors - 6 spaces in surface rack


 J. S. Belhouse
 Director Planning and Building

BR:gk
 Attach

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



Planning and Building Department

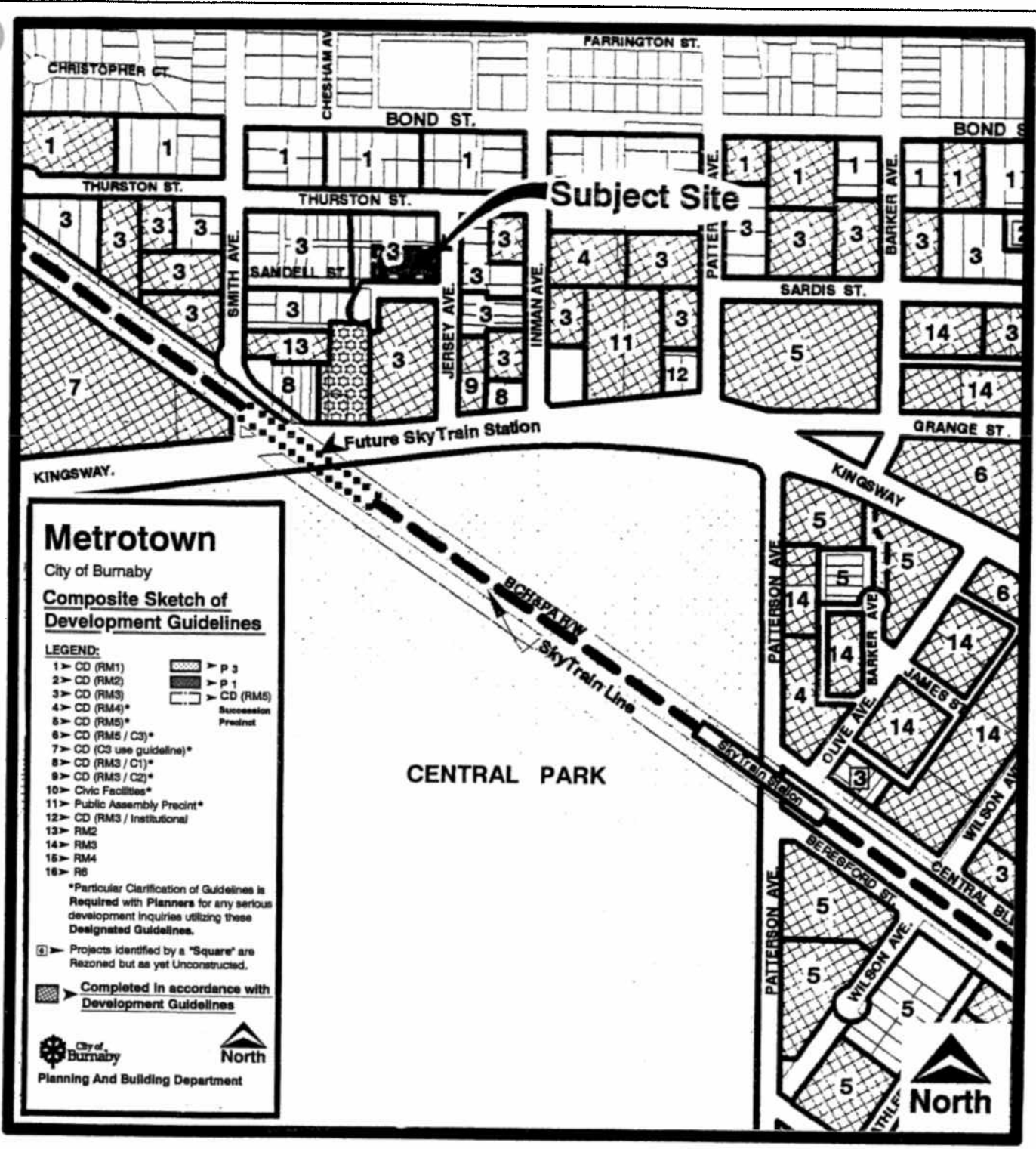
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Drawn By: J.P.C.

Date: March 2005

REZONING REFERENCE # 05--10
5575 Jersey Ave.

Sketch # 1



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2005

REZONING REFERENCE # 05--10
5575 Jersey Ave.

Sketch # 2

