

CITY OF BURNABY

**HOUSING COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: REZONING #04-73 – 5449 AND 5483 SMITH AVENUE  
METROTOWN DEVELOPMENT PLAN, SUB-AREA 11**

**RECOMMENDATIONS:**

1. **THAT** Council continue to be guided by the redevelopment designations for the properties at 5449 and 5483 Smith Avenue, outlined in the currently-adopted Metrotown Development Plan.
2. **THAT** a copy of this report be sent to the applicant and the owners of 5415 Smith Avenue and 3761, 3767, 3775, and 3785 Thurston Street

**REPORT**

The Housing Committee, at its Open meeting held on 2005 February 22, received and adopted the attached report reviewing the multiple-family redevelopment designation of 5449 and 5483 Smith Avenue in the Metrotown Development Plan. Given the concerns with the adjustment to the preferred lot consolidation, the potential impacts of the zoning change on the adjacent properties, the lack of a road or lane buffer between the Plan Area and the properties to the north, the significant neighbourhood concern with proposal, and the review of RM1 designated areas that is currently underway, it is considered that it would be premature to support the Rezoning Reference #04-73. Therefore, the proposed site assembly of two lots at a RM2-type designation is not supported.

Respectfully submitted,

Councillor C. Redman  
Chair

Councillor D. Johnston  
Vice Chair

Councillor C. Jordan  
Member

COPY: CITY MANAGER  
CHIEF BUILDING INSPECTOR  
DIRECTOR ENGINEERING  
CITY CLERK  
CITY SOLICITOR  
DIRECTOR PLANNING AND BUILDING

TO: CHAIR AND MEMBERS  
HOUSING COMMITTEE

February 18, 2005

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: REZ #04-73

SUBJECT: Rezoning #04-73 - 5449 and 5483 Smith Avenue  
Metrotown Development Plan, Sub-Area 11 (see *attached Sketches #1, 2, and 3*)

PURPOSE: To review the multiple-family redevelopment designation of 5449 and 5483 Smith Avenue in the Metrotown Development Plan.

---

#### RECOMMENDATIONS:

1. **THAT** the Committee recommend to Council that the properties at 5449 and 5483 Smith Avenue continue to be guided by the redevelopment designations outlined in the currently-adopted Metrotown Development Plan.
2. **THAT** a copy of this report be sent to the applicant and the owners of 5415 Smith Avenue and 3761, 3767, 3775, and 3785 Thurston Street.

### REPORT

#### 1.0 BACKGROUND

On 2005 January 24 Council received a rezoning application report (Rezoning #04-73) which discussed a proposal to rezone 5449 and 5483 Smith Avenue from CD RM1 to CD RM2. Council resolved:

- to forward copies of the rezoning report to the owners of 5415 Smith Avenue and 3761, 3767, 3775 and 3785 Thurston Street which are neighbouring properties to the subject rezoning; and
- to hold the rezoning application in abeyance pending the resolution of the requested RM2-type designation by the Housing Committee and Council.

The purpose of this report is to present background information on the site, the development proposal and to review the main aspects of the proposal and their respective implications.

## 2.0 CONTEXT

The rezoning application at 5449 and 5483 Smith Avenue (see *Sketch #1*) is for a townhouse project based on the RM2 District with parking at grade under the building. The Metrotown Development Plan, Sub-Area 11, designates the properties for Comprehensive Development (CD) District zoning, based on the RM1 District Guidelines (see *Sketch #2*). The Plan also shows the properties for future consolidation with 5415 Smith Avenue, and 3761, 3767, 3775, and 3785 Thurston Street. Smaller site consolidations, one of three lots and the other of four lots, are also considered supportable (see *Sketch #3*). All the properties are currently zoned R5 District which permits single and two family dwellings. With the exception of 5449 Smith, which is vacant, the properties are currently occupied by single and two family dwellings.

Properties to the north of the Metrotown Development Plan area are zoned R5 District and are designated in the Official Community Plan for single and two family residential development. Properties to the south of Thurston Street are designated RM3 and are currently occupied by a mix of apartments and one and two family dwellings.

Bond Street, between Smith Avenue and Halley Avenue, serves as part of the northern boundary for the Metrotown Development Plan, creating a buffer between the Plan Area and the single and two family residential area to the north. However, Bond Street does not extend west of Smith Avenue through to Boundary Road, therefore, no physical separation exists between the Plan Area and the single and two family residential properties to the north (see *Sketch #2*).

In early 2004, a Siting Approval Application (#4-30), for a new two-family dwelling was made by the owner of 5449 Smith Avenue. This Siting Approval Application was based on the applicant's view that a project at an RM1 density designation, as indicated in the Metrotown Development Plan, was not financially viable. Council was advised by staff, at that time, that a larger four lot assembly of 5415, 5449, and 5483 Smith Avenue and 3785 Thurston Street would be desirable and that such an assembly could potentially be considered at an RM2 designation rather than the current RM1 designation (see *Sketch #3*). However, such a density designation would require an amendment to the Metrotown Development Plan, which would need to be considered and approved by the Housing Committee and Council.

The applicant subsequently acquired 5483 Smith Avenue, but indicated that he was unable to acquire the 5415 Smith Avenue and 3785 Thurston Street properties. Staff requested that the applicant submit copies of the written offers to these owners to show that an attempt was made to create the four lot consolidation. Copies of the offers were submitted to the City on 2005 February 15. They were reviewed by the Legal and Lands Department which advised that the offer to purchase 5415 Smith Avenue was considered to be less than market value while the offer for 3785 Thurston Street was considered to be close to market value.

### 3.0 DISCUSSION

#### 3.1 Neighbourhood Opposition

As indicated, a copy of the report considered by Council on 2005 January 24 was sent to the adjacent property owners. As a result, the City has, thus far, received nine letters and a petition signed by 108 area residents opposing the rezoning application. The concerns relate to the size of the development, the increased density, the change to the Metrotown Development Plan, increased parking and traffic, impacts on adjacent properties, and impacts on schools and other services. Several letters express frustration with the way the applicant has approached the other property owners regarding the purchase of their lots. The owners of 5415 Smith Avenue also express concern about their lot being isolated and undevelopable should an RM2 type development be permitted on 5449 and 5483 Smith Avenue.

#### 3.2 Density Change Request

The rezoning application, Rezoning Reference #04-73, would result in an increase in density and height of development on the subject properties. The RM1 density range of 0.45 to 0.6 FAR is less than the RM2 density range of 0.7 to 0.9 FAR. Developers may also elect to take advantage of a minor density bonus applicable to both the RM1 and RM2 Districts in Town Centres. The height difference is 9 metres and two storeys for RM1 and up to 12 metres and three storeys for RM2. The yard requirements are also different although these can be varied with CD zoning.

As there is no road or lane between the proposed multiple family area west of Smith Avenue and the existing R5 District area to the north, this block is particularly susceptible to impacts of increased density. Other RM1 designated blocks to the east are separated from the one and two family properties to the north by Bond Street, which will serve as a distinct buffer if these properties develop. Given this unique localized situation west of Smith Avenue it is acknowledged that the currently applicable RM1-type designation would be more in scale to the adjacent single and two family areas.

#### 3.3 Market Conditions

The market place indicates that the higher density of the RM2-type designation, rather than the RM1-type designation, is more viable in these transition areas, from a land cost perspective. The Legal and Lands Department has confirmed that the subject properties have more value as one and two family dwellings rather than a RM1-type development. Without the RM2-type designation, it is possible that the subject and adjacent properties may be redeveloped in line with the prevailing R5 District.

Planning staff are currently completing two research projects in response to the continuing concern with the economic viability of RM1 designated properties within transitional multiple-family designated areas of the City's many Council-adopted area plans. The first project is to review the RM1-type designated areas to determine whether a RM2-type designation would be more appropriate. The second project is a proposal for a small lot residential infill development. The proposal includes a new zone that could be used for smaller lots in areas where larger RM1 and RM2 site assemblies are difficult to achieve. The results of this work will be the subject of reports to the Housing Committee and Council in the near future.

#### 4.0 CONCLUSION

The request by the rezoning applicant of Rezoning Reference #04-73 to increase the density designation for his proposed site encompassing 5449 and 5483 Smith Avenue from the RM1 to the RM2 designation has been reviewed.

Given the concerns with the adjustment to the preferred lot consolidation, the potential impacts of the zoning change on the adjacent properties, the lack of a road or lane buffer between the Plan Area and the properties to the north, the significant neighbourhood concern with the proposal, and the review of RM1 designated areas that is currently underway, it is considered that it would be premature to support Rezoning Reference #04-73.

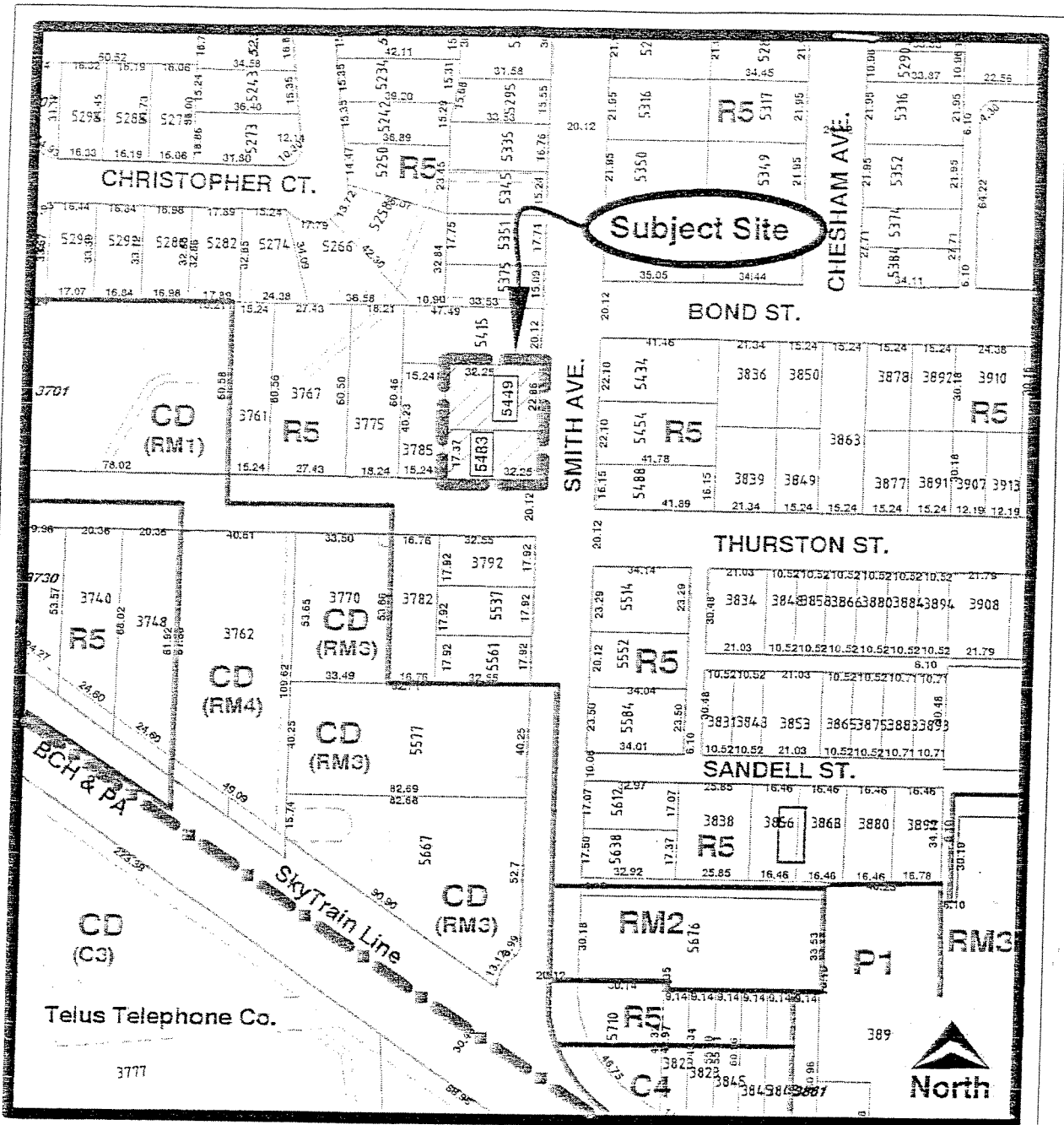
Therefore, the proposed site assembly of two lots at a RM2-type designation is not supported. The current RM1-type designation for this area, as outlined in the Council-adopted Metrotown Development Plan will apply.

In light of this review, the owner of 5449 and 5483 Smith Avenue may decide to pursue a new building permit application for a single or two family dwelling in line with the prevailing R5 District zoning. Should such a building permit application be made, a Building Permit will be processed in accordance with R5 District regulations by the Chief Building Inspector in the normal manner.

  
for J.S. Belhouse, Director  
PLANNING AND BUILDING

Attachments (3)  
SF/sa

cc: City Manager  
Chief Building Inspector  
City Clerk  
Director Engineering  
City Solicitor



Planning and Building Department

Scale: 1 : 2000

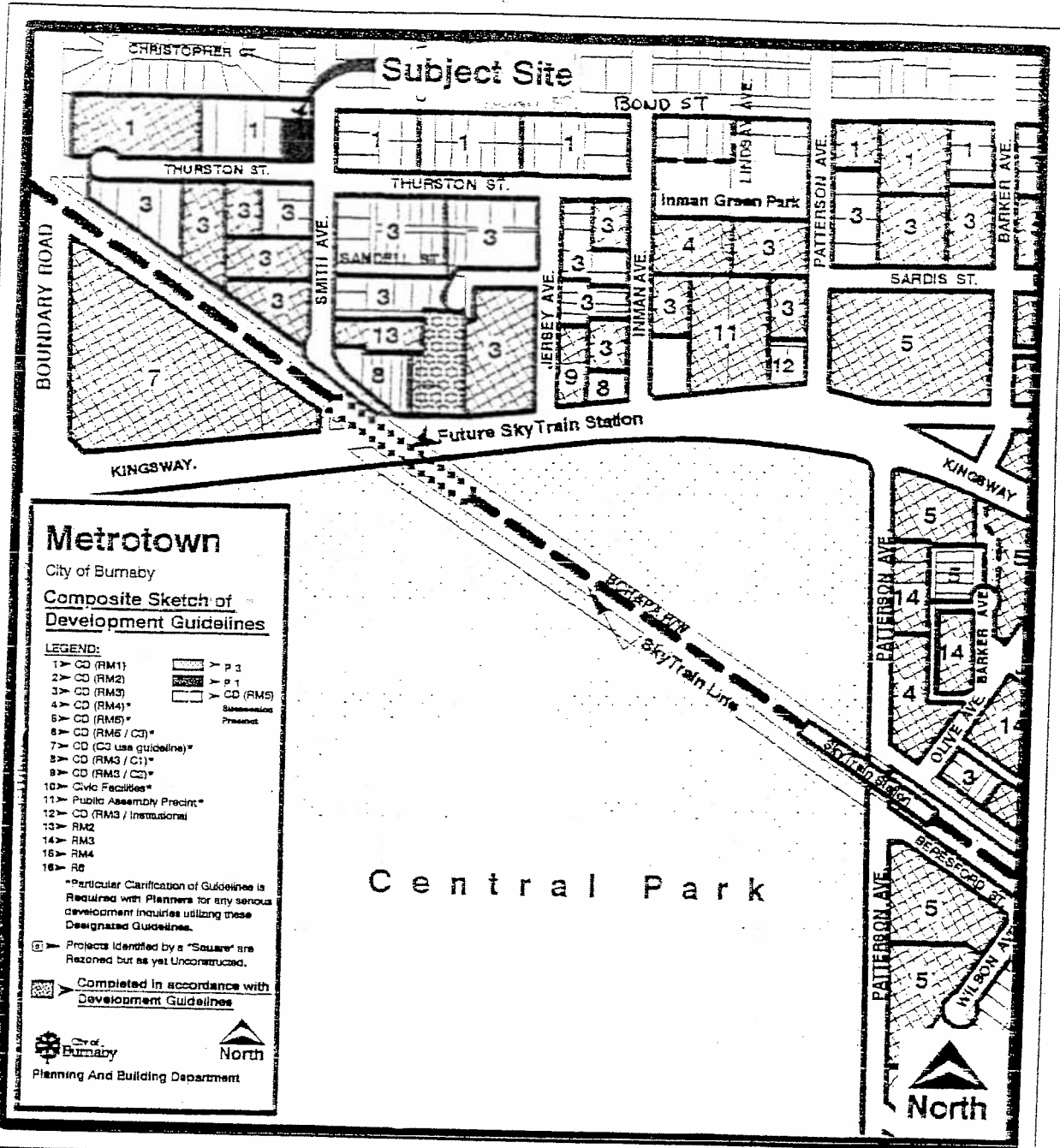
Drawn By: J.P.C.

Date: January 2005

REZONING REFERENCE # 04 -- 75

5449,5483 Smith Ave.

Sketch # 1



**Metrotown**

City of Burnaby

**Composite Sketch of Development Guidelines**

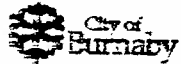
**LEGEND:**

- 1 V CD (RM1)
- 2 V CD (RM2)
- 3 V CD (RM3)
- 4 V CD (RM4)\*
- 5 V CD (RM5)\*
- 6 V CD (RM5 / C3)\*
- 7 V CD (C3 use guideline)\*
- 8 V CD (RM3 / C1)\*
- 9 V CD (RM3 / C2)\*
- 10 V Civic Facilities\*
- 11 V Public Assembly Precinct\*
- 12 V CD (RM3 / Institutional)
- 13 V RM2
- 14 V RM3
- 15 V RM4
- 16 V R2

\*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



**Planning and Building Department**

Scale: N.T.S.

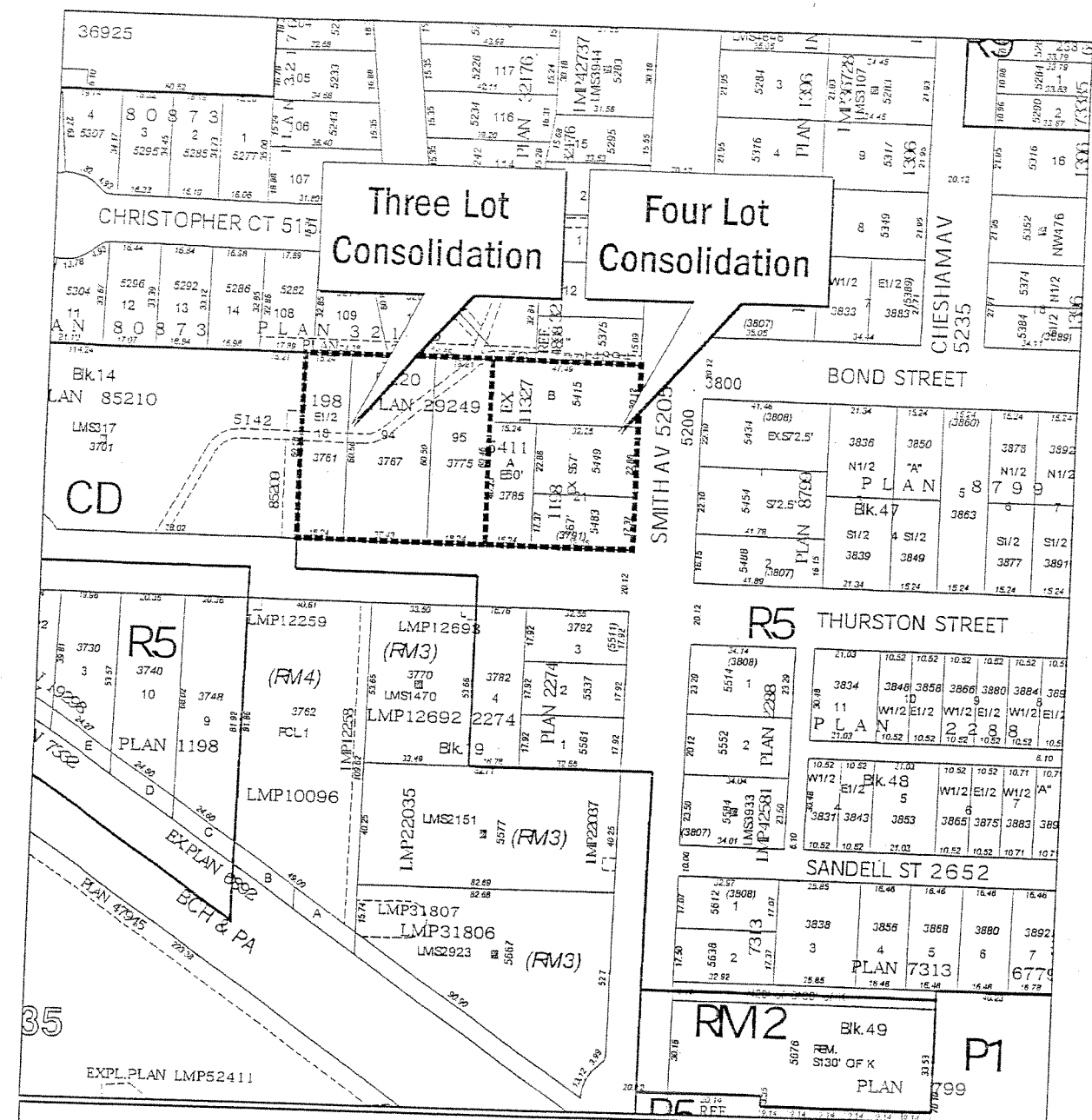
Drawn By: J.P.O.

Date: January 2005

**REZONING REFERENCE # 04 -- 73**

5449,5483 Smith Ave.

Sketch #2



### Lot Consolidation Alternative

Three Lot Consolidation: 3761, 3767, 3775 Thurston Street  
 Four Lot Consolidation: 3785 Thurston Street,  
 5415, 5449, 5483 Smith Avenue



Scale: 1:2000  
 Drawn by RCN  
 February 2005

Sketch 3