



Item.....	03
Meeting.....	2007 November 26

COUNCIL REPORT

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**TO:** CITY MANAGER 2007 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-27**  
**Townhouses with Underground and Under-Unit Parking**  
**Community Plan Eight**

**ADDRESS:** 3718, 3724, 3728, 3734, 3738 & 3744 Laurel Street (see attached sketches)

**LEGAL:** Lots 7 -12, BLK 4, D.L. 68, Group 1, NWD Plan 980

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Community Plan Eight as guidelines, and in accordance with the development plan entitled "Laurel Street, Burnaby, BC" prepared by NSDA Architects)

**APPLICANT:** Listraor (Laurel) homes, Ltd,  
26<sup>th</sup> Floor, 700 West Georgia Street  
Vancouver, B.C. V7Y 1B3  
(Attention: Craig Rowland)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2007 December 18.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 December 03, and to a Public Hearing on 2007 December 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 prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The dedication of any rights-of-way deemed requisite.
- g. The granting of a 219 Covenant indicating that project driveway access will not be restricted by gates.
- h. The consolidation of the net project site into one legal parcel.
- i. The granting of a 219 Covenant restricting enclosure of balconies.
- 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. Compliance with guidelines for underground parking for residential visitors.
- l. Compliance with the Council-adopted sound criteria.
- m. The approval of the Ministry of Transportation to the rezoning application.
- n. The deposit of the applicable Parkland Acquisition Charge.
- o. The deposit of the applicable GVS & DD Sewerage Charge.

- p. The deposit of the applicable School Site Acquisition Charge.
- q. The provision of facilities for cyclists in accordance with this report.
- r. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- s. 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 a townhouse development.

### 2.0 **BACKGROUND**

The subject site (see **attached** Sketches #1 and #2) is located in the southwest corner of Community Plan Eight. Council on 2007 September 17 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.

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 four three-storey blocks of townhouses, 24 units in all, some with roof decks, around a central courtyard with a toddler play area. Twelve of the units have at-grade under-unit garages accessed from driveways off the east-west lane and the remainder of the parking is fully underground and accessed off Laurel Street.

- 3.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to, water main upgrading, construction of a separated sidewalk, curb and street lights as well as boulevard grass and trees abutting the site on Laurel Street and a curb bulb on Laurel Street at Boundary Road.
- 3.3 Required dedications include a 3m by 3m (10ft.) corner truncation at the southwest corner of the site.
- 3.4 A tree survey and arborist's report has indicated that no trees are to be retained.
- 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 the enclosure of balconies.
- 3.6 Given the site's proximity to Canada Way and Boundary Road, a suitable sound study is required to ensure compliance with Council-adopted sound criteria.
- 3.7 The site is to be consolidated into one legal parcel..
- 3.8 A carwash stall and an appropriately screened garbage and recycling holding area will be provided on site.
- 3.9 Ministry of Transportation approval for this rezoning is required.
- 3.10 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Vancouver Area) will be required with this application.
- 3.11 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.12 An on-site sediment control system is a requirement of Preliminary Plan Approval to the approval of the Environmental Services Division, Engineering Department.
- 3.13 Given the small size of the net site, under one acre, Stormwater Best Management Practices will apply.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 **Gross Site Area:** - 2,676.4 m<sup>2</sup> (28,809.6 sq. ft.)  
**Dedications:** - 4.5 m<sup>2</sup> ( 48.4 sq. ft.)  
**Net Site Area:** - 2,671.9 m<sup>2</sup> (28,761.2 sq. ft.)  
**Site Coverage:** - 37.7 %
- 4.2 **Residential Density**  
Total Floor Area Permitted (FAR) - 0.85 FAR - 2,283 m<sup>2</sup> (24,575 sq. ft.)  
[75% of parking underground]

Height: - 3 storeys

4.3 **Residential Mix**

1	2 bedroom unit	@ 82.6 m <sup>2</sup> ( 889 sq. ft.)
12	2 bedroom & den units	@ 96.4 m <sup>2</sup> (1,038 sq. ft.)
<u>11</u>	3 bedroom units	@ 94.5 m <sup>2</sup> (1,017 sq. ft.)
<b>24</b>	<b>Total Units</b>	

4.4 **Parking**

Residential Required:

24 townhouses @ 1.75 spaces per unit - 42 spaces

Residential Provided - 44 spaces (of which 6 are visitor spaces)

- 1 carwash space

Bicycle Parking Provided

Secure Residential: - 24 spaces

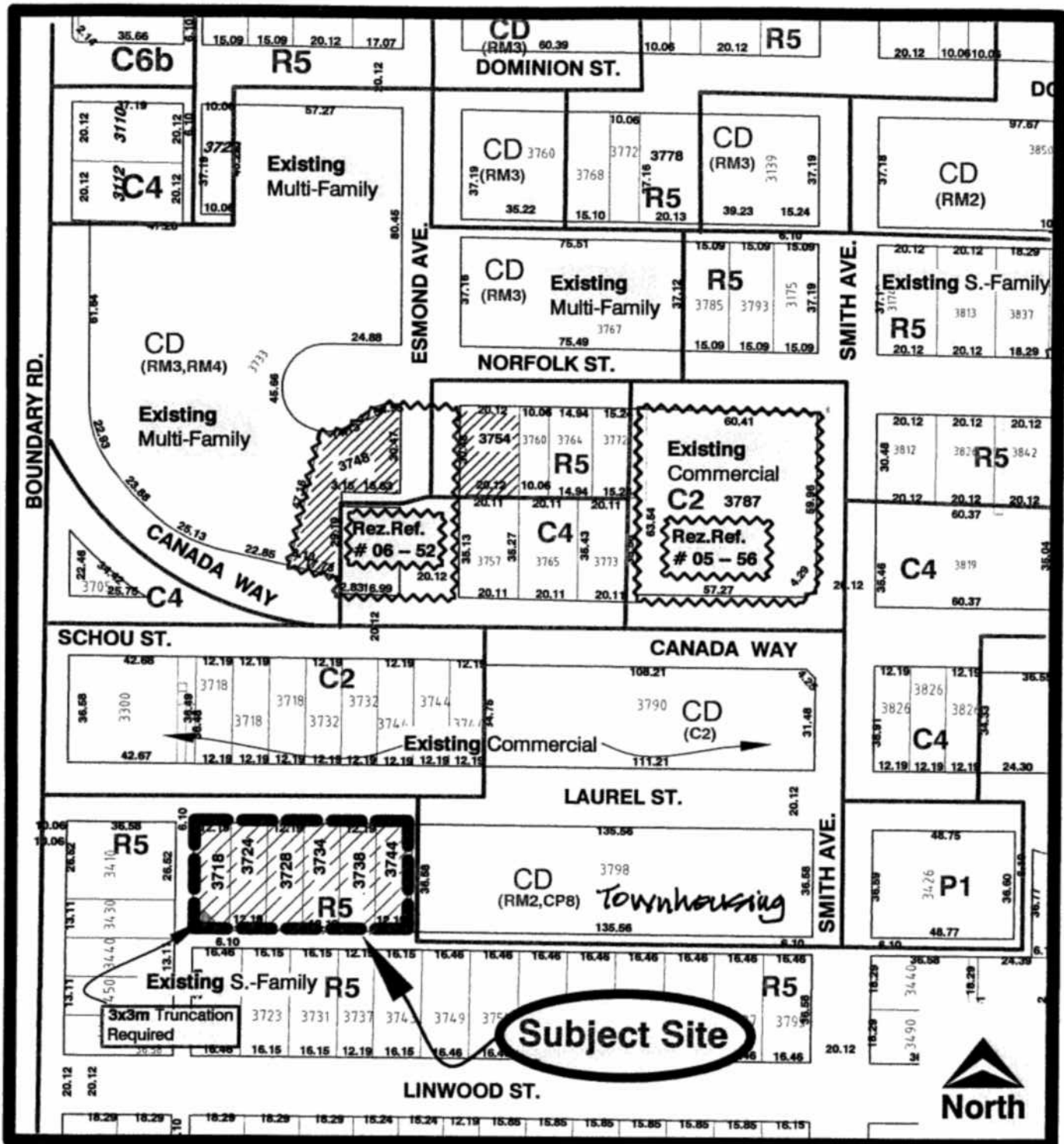
Visitors' Racks: - 5 spaces



B. Luksun  
Director Planning and Building

FA:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor



**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

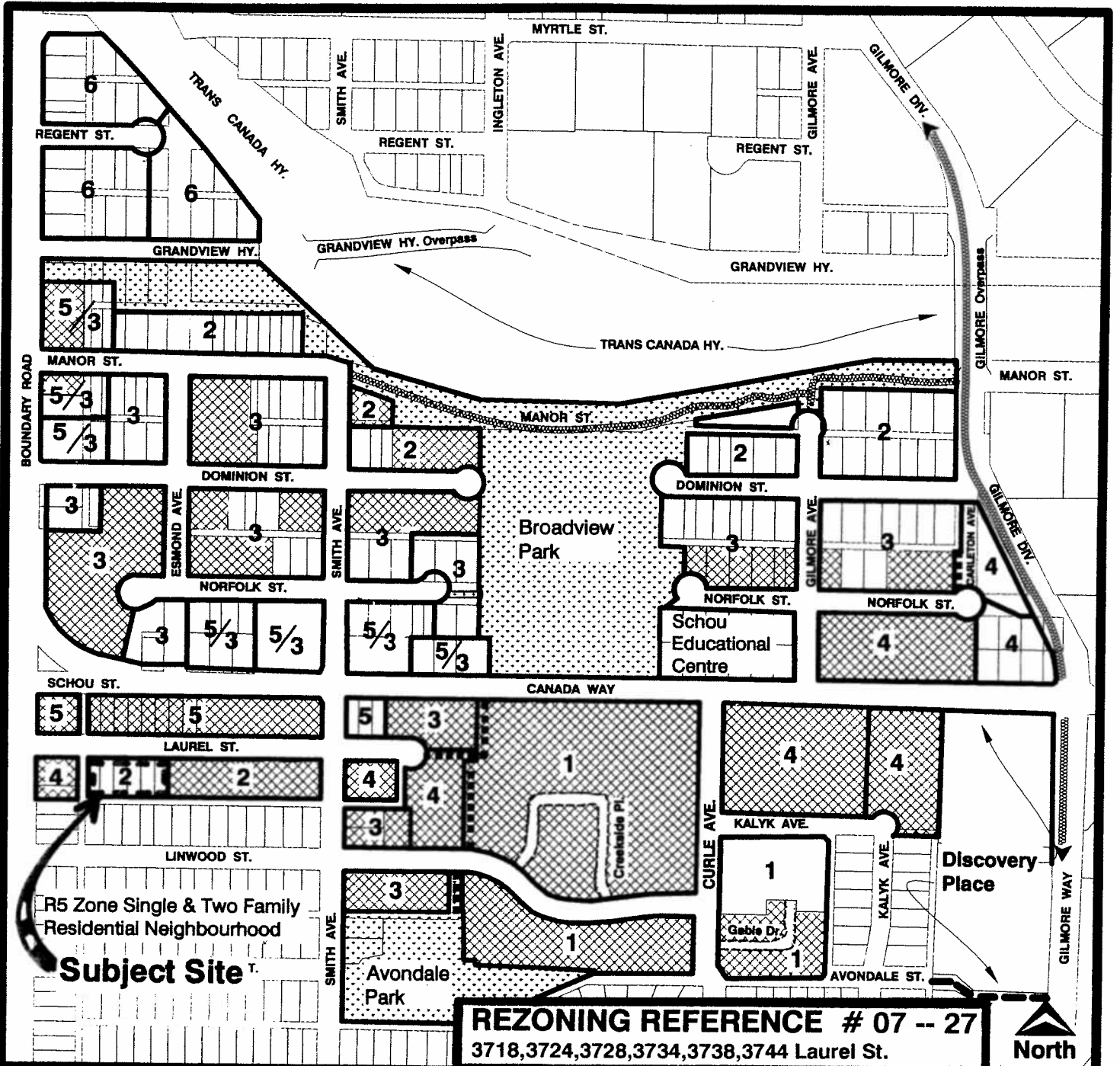
Date: September 2007

 City Owned Property

**REZONING REFERENCE # 07 -- 27**

3718,3724,3728,3734,3738,3744 Laurel St.

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)

-  > Urban Trail
-  > Bike & Pedestrian Path
-  > Pedestrian Path
-  > Completed or Rezoned in Accordance With Development Guidelines
-  > Existing and Proposed Park

 **City of Burnaby** Planning and Building Department

Updated to: March 2006  
Reference date June 1971

**Community Plan Eight**