

## COUNCIL REPORT

**TO:** CITY MANAGER 2008 March 12

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #06-59  
4-unit Townhouse Project  
Metrotown Development Plan Sub-Area 6

**ADDRESS:** 6738 Marlborough Avenue (See attached Sketches #1 and #2)

**LEGAL:** Lots 3, D.L. 152, Group 1, NWD Plan 1520

**FROM:** RM3 Multiple-Family Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "6738 Marlborough Avenue, Burnaby" prepared by Apex Design Group).

**APPLICANT:** Avtar Kang  
3626 East 47<sup>th</sup> Avenue  
Vancouver, BC V5S 1E4

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2008 April 22.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 April 07, and to a Public Hearing on 2008 April 22 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 Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to 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 undergrounding of existing overhead wiring abutting the site.
- f) The dedication of any rights-of-way deemed requisite.
- g) The granting of a Section 219 Covenant restricting the enclosure of balconies.
- h) Compliance with the Council-adopted sound criteria.
- i) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- j) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- 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.

To: City Manager  
From: Director Planning & Building  
Re: REZONING REFERENCE #06-59  
2007 March 12 ..... Page 3

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 4-unit infill townhouse development with underground parking.

### **2.0 BACKGROUND**

2.1 Council, on 2006 November 20, 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 is indicated in the Metrotown Development plan as a small lot infill development site surrounded by existing three-storey RM3 Residential Multiple-family development. As noted in the adopted report dated 2006 November 20, the subject site does not meet the minimum site area for CD(RM3) Development, as such the designation to CD(RM2) was supported to a maximum density of 0.9 F.A.R. with full underground parking.

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 4-unit two-storey townhouse development over underground parking. As noted, the maximum density of the project under the RM2 District guidelines is 0.9 F.A.R with full underground parking. All townhouse units have individual ground-oriented entrances.

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:

- The reconstruction of the existing separated sidewalk along Marlborough Avenue including the planting of street trees.
- The installation of street lighting abutting the site along Marlborough Avenue.
- Widening and repaving of the rear lane including the installation of a new storm sewer and filling of the ditch on the east side for the length of the site.

A lane widening dedication of 1.8m is required along the north south lane abutting the site and a 3m x 3m corner truncation dedication at the southeast corner of the site for a future east-west lane.

To: City Manager  
From: Director Planning & Building  
Re: REZONING REFERENCE #06-59  
2007 March 12 ..... Page 4

- 3.3 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.
- 3.4 In light of the proposed development's proximity to Imperial Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.5 One combined car wash and visitors parking stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the east side of Marlborough Avenue.
- 3.7 Applicable Development Cost Charges are:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) School Site Acquisition Charge of \$900.00 per unit
  - c) GVS&DD Sewerage Charge of \$826.00 per unit
- 3.8 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.
- 3.9 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.10 A tree survey has been undertaken and no trees are appropriate for retention.
- 3.11 Off-street parking will be provided at a ratio of 1.5 spaces/unit including visitor parking. All parking will be provided in underground parking area with accessed from the rear lane.
- 3.12 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.13 The applicant has elected not to provide adaptable units within the proposed development as its form is considered not suitable for such units.

#### **4.0 DEVELOPMENT PROPOSAL**

##### **4.1 Site Area**

Gross Site Area	-	675.4 m <sup>2</sup> (7,270 sq.ft.)
Dedication Area	-	45.2 m <sup>2</sup> (487 sq.ft.)
Net Site Area (Subject to detailed survey)	-	630.2 m <sup>2</sup> (6,784 sq.ft.)

To: City Manager  
From: Director Planning & Building  
Re: REZONING REFERENCE #06-59  
2007 March 12 ..... Page 5

4.2 Density

Floor Area Ratio Permitted and Provided - 0.9 FAR  
Gross Floor Area Permitted and Provided - 567.2 m<sup>2</sup> (6,105 sq.ft.)  
(subject to detailed survey)

Site Coverage - 47 %

4.3 Height

- 2 storeys

4.4 Unit Mix

4 two-level three bedroom units:  
**4 units total** - 141.8 m<sup>2</sup> (1,526.25 sq.ft.)

4.5 Parking:

Vehicle Parking

Required and Provided

1.5 spaces/unit

4 residential spaces

2 visitor spaces

(including 1 combined visitor/car wash stall)

**Total 6 spaces**

Bicycle Parking

Required and Provided

Secure residential @ 1 locker/unit

4 spaces

Visitors racks @ 0.2 spaces/unit

2 spaces

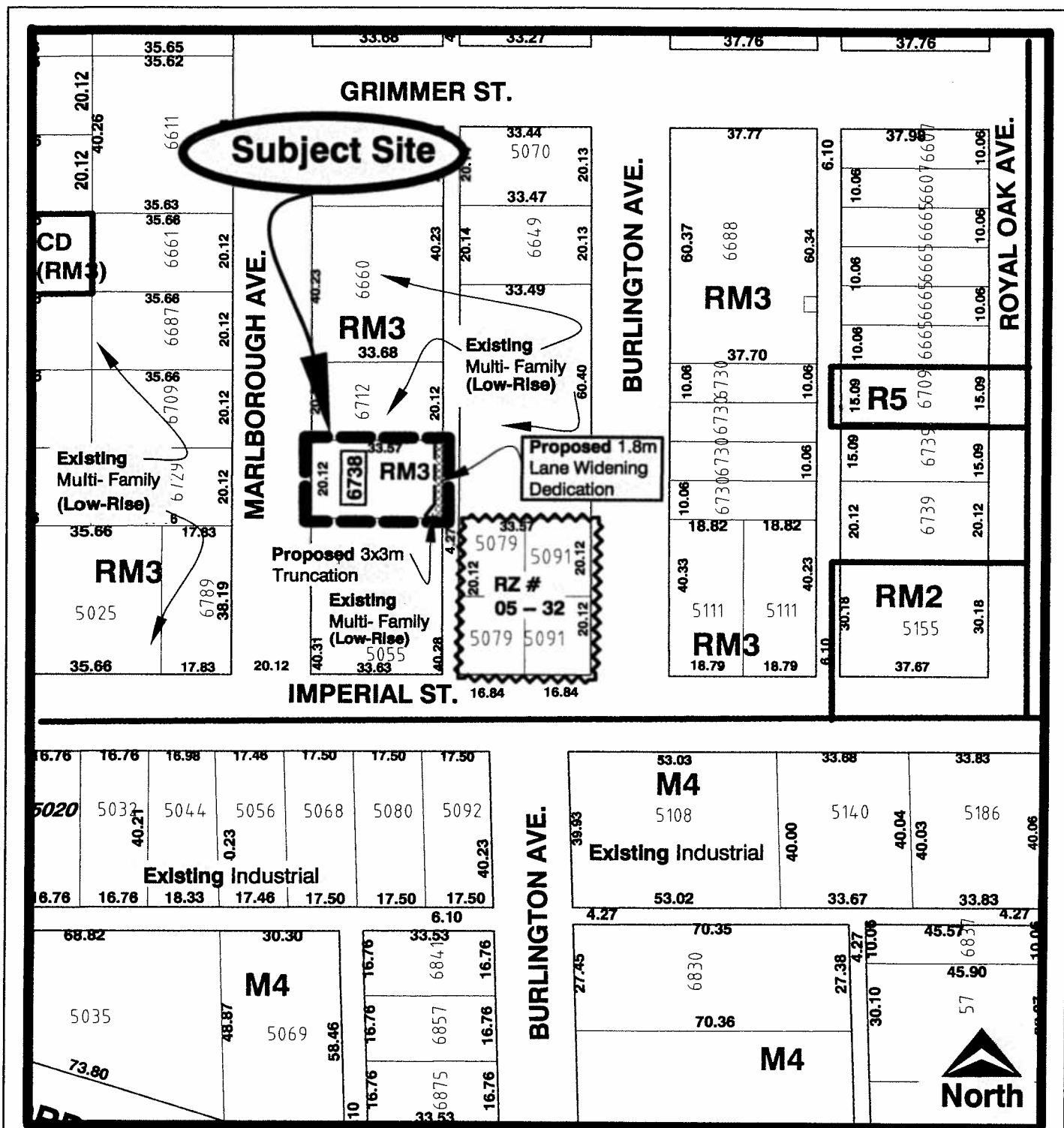


B. Luksun  
Director Planning and Building

JBS/gk

Attachments

cc: Director Engineering  
City Clerk



## Planning and Building Department

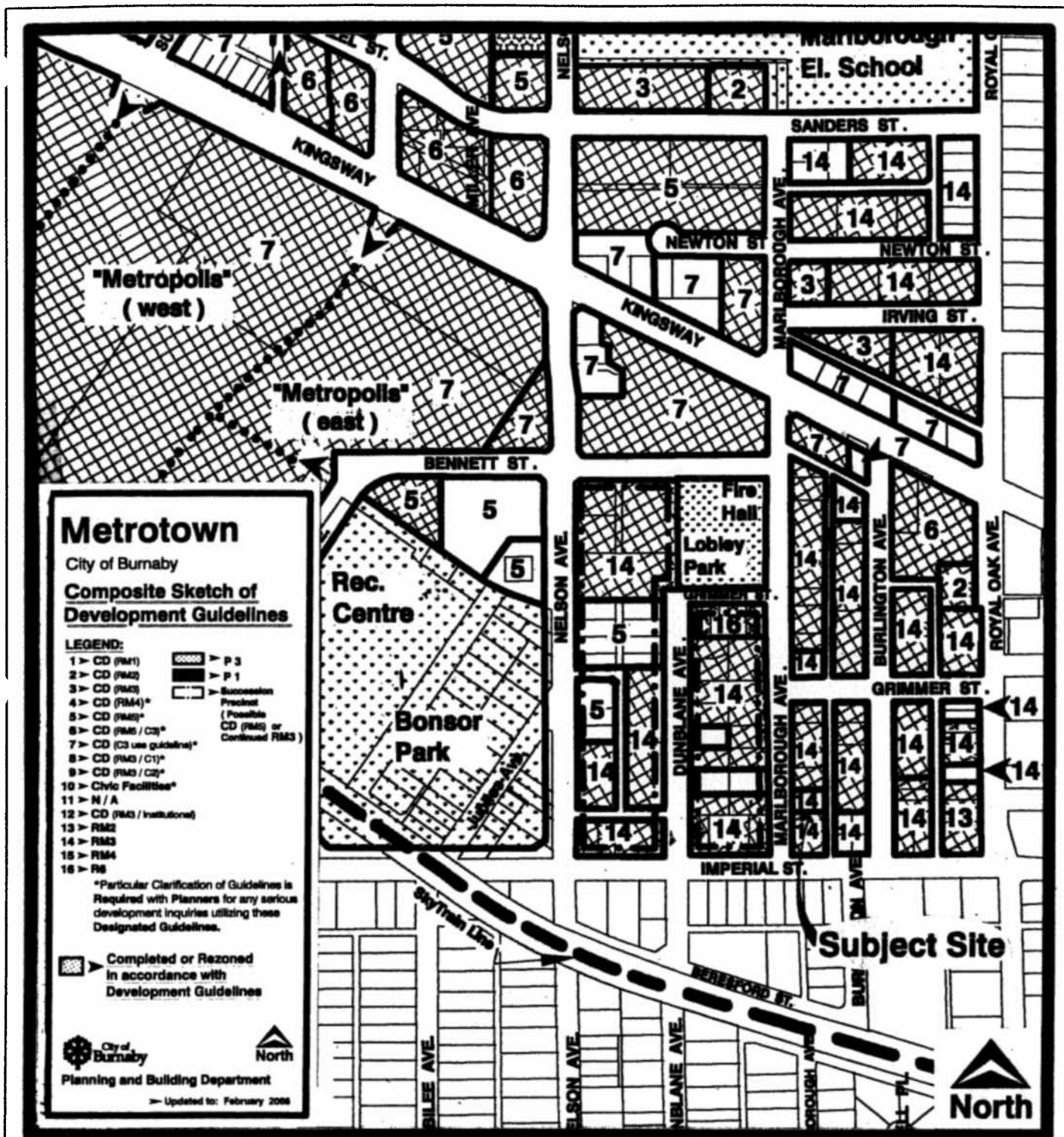
Scale: 1 = 1500

Drawn By: J.P.C.

Date: November 2006

**REZONING REFERENCE # 06 -- 59**  
6738 Marlborough Ave.

Sketch # 1



## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2006

**REZONING REFERENCE # 06 -- 59**  
6738 Marlborough Ave.

Sketch # 2