

TO: CITY MANAGER 2008 January 15

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-17
MULTIPLE-FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan**

ADDRESS: 3820 Pender Street (see attached Sketches #1 and #2)

LEGAL: Lot 2, Blk 15, D.L. 116, Group 1, NWD Plan 1236

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3820 Pender Street, Burnaby, B.C." prepared by Cadlab Design and Development Inc.)

APPLICANT: Ron Basra
3436 East 25th Avenue,
Vancouver, B.C. V5R 1K1

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 February 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 February 04, and to a Public Hearing on 2008 February 19 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

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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 within six months of the rezoning being effected 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 granting of any necessary easements, statutory rights-of-way and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies and the installation of gates at surface driveways.
- f) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) 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

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remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an infill multiple-family residential project.

2.0 BACKGROUND

- 2.1 On 2007 July 23 Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see attached Sketch #1) 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 comprised of a single lot in the western portion of the Hastings Heights area, and is currently occupied by an older single-family dwelling in fair condition. Vehicular access is available to the site from an abutting rear lane. Pender Street is constructed to its final standard in this area, with concrete curbs, separated sidewalks and street trees.
- 2.3 The subject site is located within the Hastings Street Area Plan and is intended for development in accordance with the Plan's low-rise multi-family residential designation subject to a suitable consolidated site for low-rise multiple family development (see attached Sketch #2). Due to the smaller site and infill nature of the proposed development, the RM2 District is the applicable guideline.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing the development of an infill low-rise multiple-family residential building, with 4 ground-oriented units with vehicular access from the lane. Utilizing the RM2 District guidelines with a mix of underground and at-grade parking, a maximum Floor Area Ratio of 0.8143 would apply.

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- 3.2 The servicing requirements for this development will include, but not necessarily be limited to, water and sewer upgrades as required, in addition to the construction of a new 1.5 m. separated sidewalk on Pender Street. No dedications are required.
- 3.3 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and prohibiting gates from the project's surface driveways.
- 3.4 Provision of an adequately sized and sited garbage and recycling area is required. A separate car wash stall is required, which also will be used for visitor parking.
- 3.5 Compliance with Council-adopted sound criteria is required with this application.
- 3.6 Approval of the Ministry of Transportation is required.
- 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 \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$826.00 per unit
- 3.8 Given the size of the development site, on-site Stormwater Management Best Practices will apply.
- 3.9 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|--|---|---|
| 4.1 | <u>Site Area</u> | - | 566.4 m ² /6,097 sq. ft.
(subject to detailed survey) |
| 4.2 | <u>Density</u> | | |
| | F.A.R. Permitted & Provided: | - | 0.8143 F.A.R. |
| | Gross Floor Area Permitted & Provided: | - | 461.2 m ² /4,964 sq. ft. |
| | Site Coverage: | - | 47.7% |
| 4.3 | <u>Height</u> | - | 3 storeys fronting Pender Street |

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4.4 Residential Unit Mix

	<u>Unit Type</u>	<u>Unit Size</u>
	4 – 3 Bedroom	1,155 – 1,374 sq. ft.
TOTAL:	4 UNITS	


4.5 Parking

Vehicle Parking	<u>Required and Provided Spaces</u>
4 Townhouse Units (1.75 spaces/unit)	- 7 (inclusive of 1 visitor parking space)
Total	- 7

<u>Car Wash Stall/Visitor Parking Stall</u>	- 1
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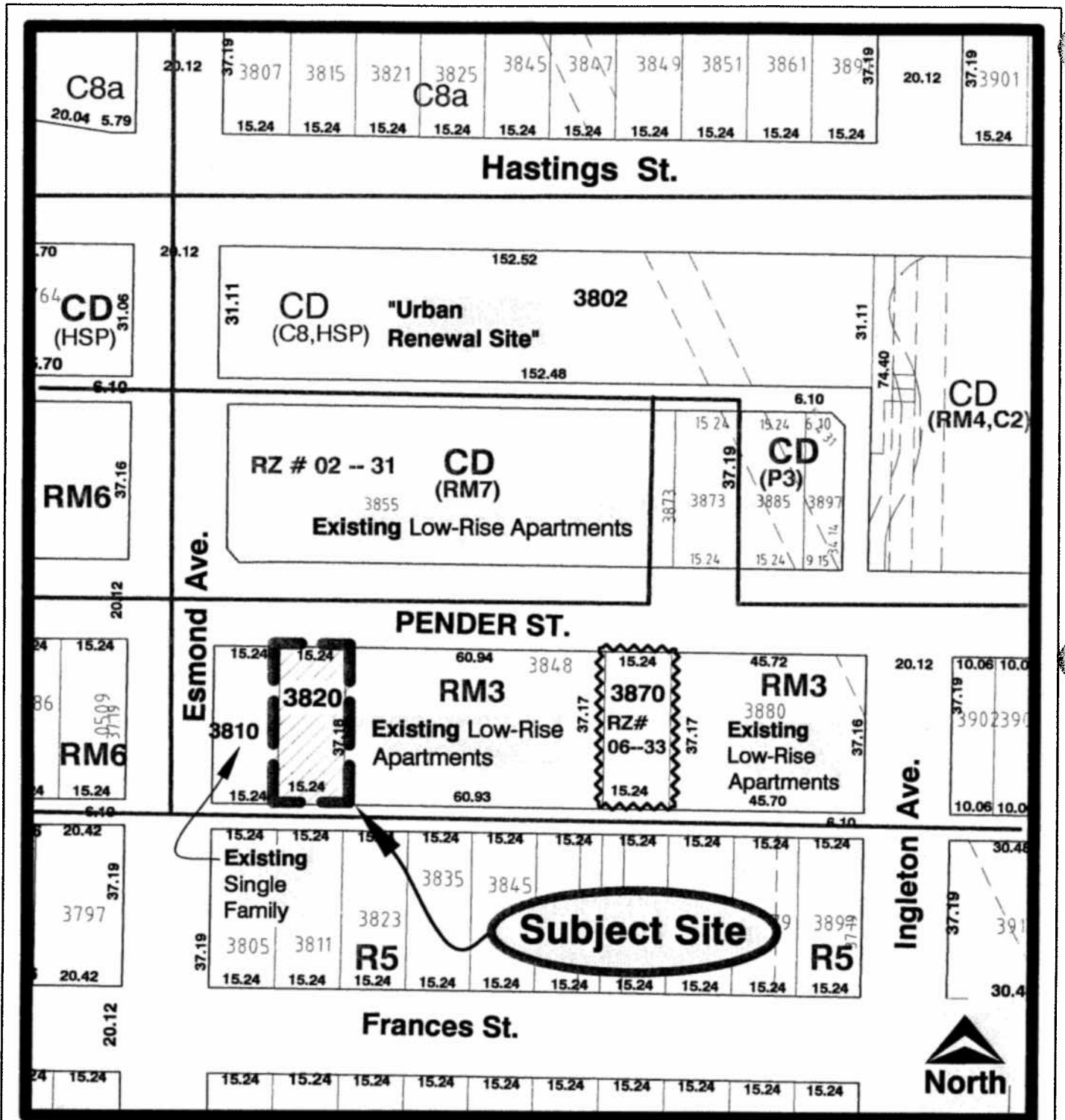
Bicycle Parking Required and Provided Spaces

<u>Residential</u>	
Resident - 1/unit @ 4 units	- 4 in storage
<u>Visitor</u>	
(10% of required vehicle parking)	- 6 in racks


 B. Luksun
 Director Planning and Building

MW:gk
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



Planning and Building Department

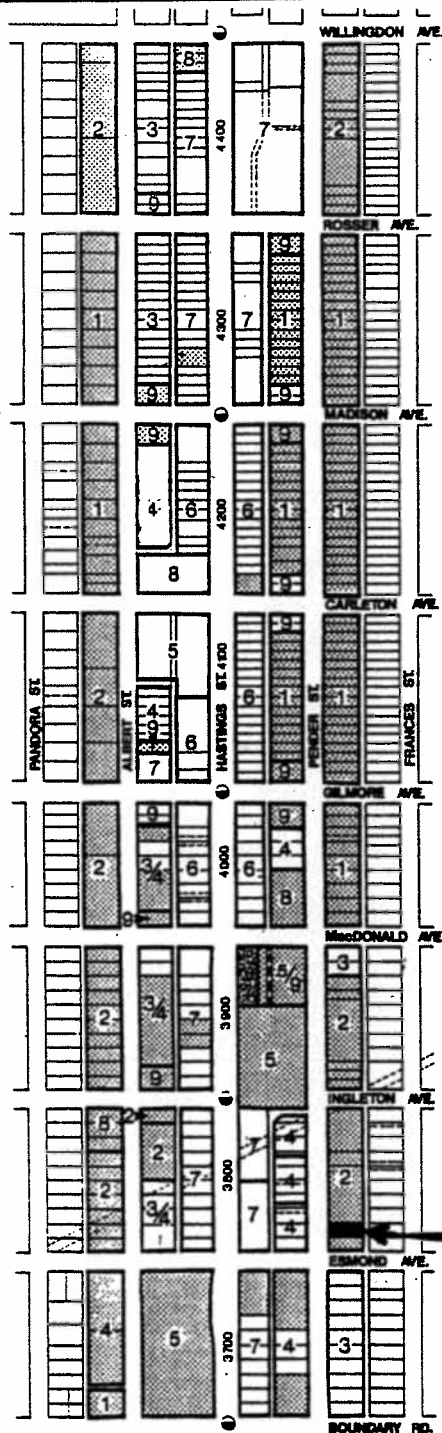
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Drawn By: J.P.C.

Date: May 2007

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3820 Pender St.

Sketch # 1



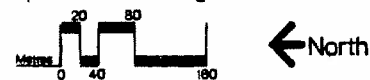
Hastings Street Area Plan (Adopted)

Legend:

- 1 > Single and Two Family Dwellings (Retained)
- 2 > Low Rise Multi Family Residential
- 3 > Single, Two Family Or 2 1/2 Storey Townhousing (RM6)
- 4 > 3 1/2 Storey Townhousing (CD-RM7)
- 5 > Comprehensive Development (CD)
- 6 > Core Commercial (4 Storey Mixed Use) (C8)
- 7 > Non-Core Commercial (4 Storey Mixed Use) (C8a)
- 8 > Institutional
- 9 > Parking
- > Park
- > Existing
- > Existing Traffic Signal

Subject Site

Updated to 1999 August



Community Plan Three



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: April 2007

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Sketch # 2