



Item06
Meeting.....2008 October 27

COUNCIL REPORT

TO: CITY MANAGER 2008 October 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-46
Stacked Townhouses with Underground Parking
Metrotown Development Plan, Sub-Area 11

ADDRESS: 5607, 5625 & 5641 Chaffey Avenue (see attached sketches)

LEGAL: Lots 1, 2 & 3, D.L. 33, Group 1, NWD Plan 4045

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Metrotown Development Plan as guidelines, and in accordance with the development plan entitled "Chaffey Av. Boffo" prepared by Gateway Architecture Incorporated)

APPLICANT: Gateway Architecture Inc.
947 Seymour Street
Vancouver, B.C. V6B 3M1
(Attention: Michael Cox)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 November 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 3, and to a Public Hearing on 2008 November 25 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 including switching and transformer kiosks 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 dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f) The granting of 219 Covenants restricting enclosure of balconies and ensuring that disabled parking remains as common property.
- g) The consolidation of the site into one legal parcel.
- h) The retention of the identified on-site existing tree and identified tree root zones; the registration of a Section 219 Covenant for the identified protected area; submission of a written undertaking to ensure that the identified area is effectively protected by chain link fencing during the whole course of site and construction work; that patio, additional planting and/or hard landscaping in the identified protected area only be installed under the direction of the project arborist; and the deposit of sufficient monies to ensure the protection of the identified area, to be refunded a year after the release of occupancy permits, upon satisfactory inspection.
- 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) Compliance with guidelines for underground parking for residential visitors.
- k) Compliance with the Council-adopted sound criteria.
- 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.

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- o) The provision of facilities for cyclists in accordance with this report.
- p) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- q) 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 stacked townhouse development with underground parking.

2.0 BACKGROUND

2.1 The subject site (see **attached** Sketches #1 & #2) is located in the northeast corner of the Council-adopted Metrotown Sub-Area 11. The site is designated for development to the Comprehensive Development (CD) District utilizing the RM3 District as guidelines.

2.2 A previous proposal for a 30-unit stacked townhouse development with underground parking had been advanced to a Public Hearing on 2008 June 24. That proposal entailed a larger site which included the sale of the southern 5m portion of City-owned property at 5587 Chaffey Avenue as well as providing for the construction of the Sardis Street extension between Halley and Chaffey Avenues to the north of the subject site. Vehicular access to the project was proposed from this new road to the north.

At the Public Hearing, a number of issues were raised by residents of the area. At its 2008 July 21 meeting, Council received a report on the issues raised at the Public Hearing. Consideration of Second Reading of the rezoning bylaw was tabled by Council at that time.

Subsequently at its of 2008 August 25 meeting, Council adopted a motion with five recommendations:

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1. **THAT** this item from the Manager's report of 2008 July 21, together with the Plan of Development for Rezoning Reference #03-46 presented to Public Hearing on 2008 June 24, be referred back to staff for reconsideration.
2. **THAT** the Planning and Building Department be authorized to work with the applicant for Rezoning Reference #03-46 to prepare a revised suitable plan of development solely for the properties at 5607, 5625 & 5641 Chaffey Avenue for presentation to Public Hearing.
3. **THAT** the Metrotown Development Plan be amended to delete the proposed Sardis Street road alignment between Halley Avenue and Chaffey Avenue.*
4. **THAT** staff be authorized to prepare the City-owned lots at 5608 Halley and 5587 Chaffey Avenues for sale by public tender based on the prevailing R5 Residential District with provision through re-subdivision for a paved and lit public pedestrian and cycle path to connect Halley Avenue and Chaffey Avenue, subject to required Council approvals.
5. **THAT** the City Clerk be directed to advise the applicant and those who spoke at or submitted correspondence to the Public Hearing for Rezoning Reference #03-46 of these resolutions.

The applicant has now submitted a plan of development for the subject three properties in line with Council's direction. The proposal for the through-block walkway and the redevelopment of the City lots to the north of the subject site at Chaffey Avenue and Halley Avenue in accordance with Council's direction will be the subject of a future report to Council.

3.0 GENERAL COMMENTS

- 3.1 The current plan proposes stacked townhouses with a total of 26 units with underground parking accessed off Chaffey Avenue. An elevator from the underground parking to a central courtyard is provided. A communal deck for the residents with a toddler play area is provided. A CPTED review of the development by the RCMP has been conducted. The proposed development conforms to the maximum RM3 District FAR density of 1.1.
- 3.2 The Director Engineering will be required to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to, on the west side of Chaffey Avenue abutting the site, a separated sidewalk with street lighting, boulevard grass and street trees.
- 3.3 A 4.5m by 4.5m corner truncation is required from the northeast corner of the site.

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4.2 Residential Density:


Total Floor Area Permitted
and Provided (FAR) - 2,205.73 m² (23,743 sq. ft.) (1.1 FAR)
Height: - 3 storeys

4.3 Residential Mix:

	<u>Unit Size</u>
13 1 bedroom units	57.78 m ² (622 sq. ft.)
<u>13</u> 2 bedroom & den units	109.25 m ² (1,176 sq. ft.) *
26 Total Units	

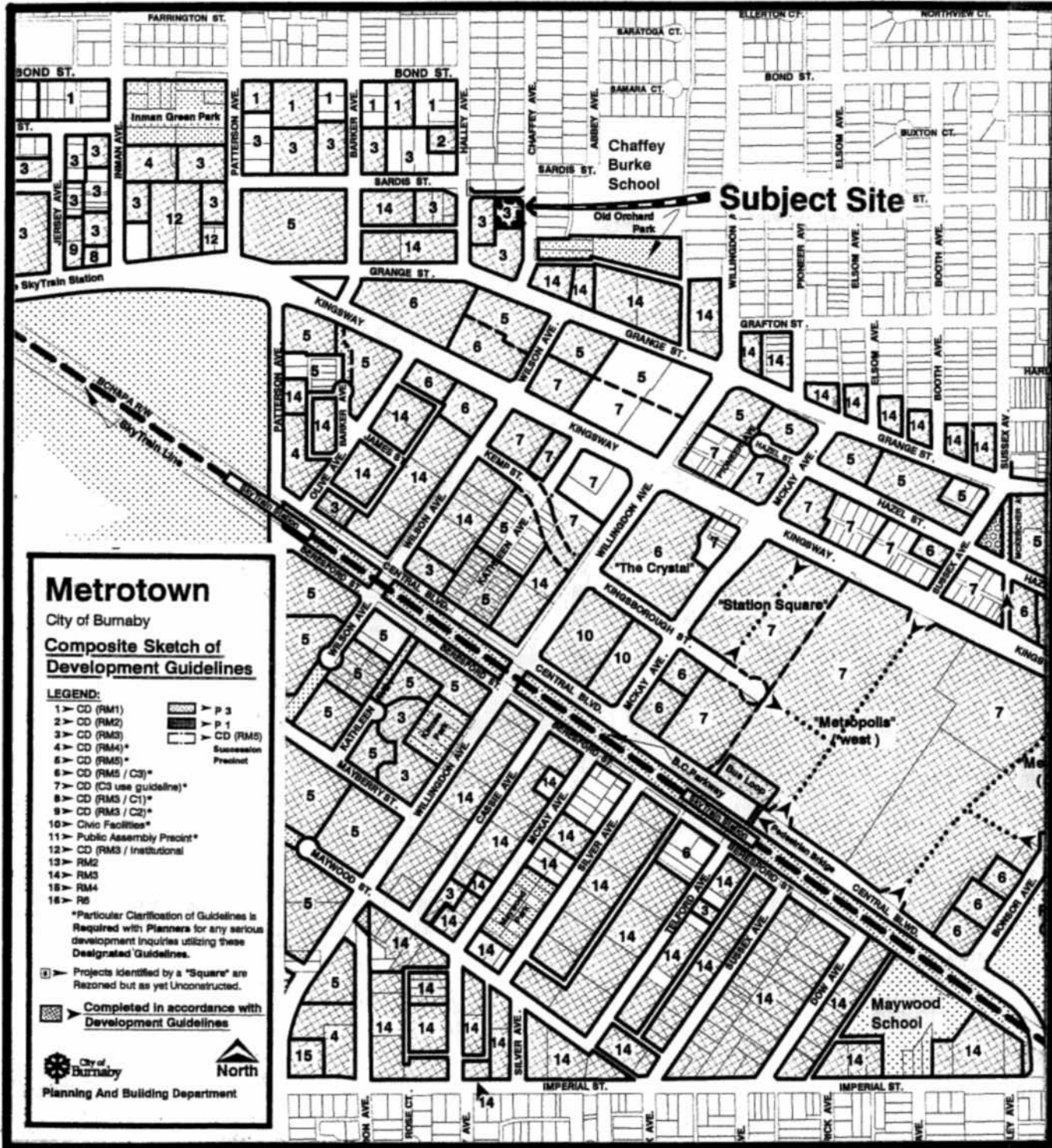
4.4 Parking:

Residential Required and Provided:
26 townhouses @ 1.75 spaces per unit - 46 spaces
(of which 7 are visitor spaces)
- 1 carwash space
Total Parking Required & Provided: - 47 spaces
Bicycle Parking Provided:
Secure Residential: - 26 spaces
Visitors' Racks: - 8 spaces


B. Luksun
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor



Metrotown
City of Burnaby

Composite Sketch of Development Guidelines

LEGEND:

1 > CD (RM1)	▨ P 3
2 > CD (RM2)	▨ P 1
3 > CD (RM3)	▨ CD (RM5)
4 > CD (RM4)*	▨ Succession Precinct
5 > CD (RM5)*	
6 > CD (RMS / C3)*	
7 > CD (C3 use guideline)*	
8 > CD (RMS / C1)*	
9 > CD (RMS / C2)*	
10 > Civic Facilities*	
11 > Public Assembly Precinct*	
12 > CD (RMS / Institutional)	
13 > RM2	
14 > RM3	
15 > RM4	
16 > R6	

*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

City of Burnaby
Planning And Building Department

North



Planning and Building Department

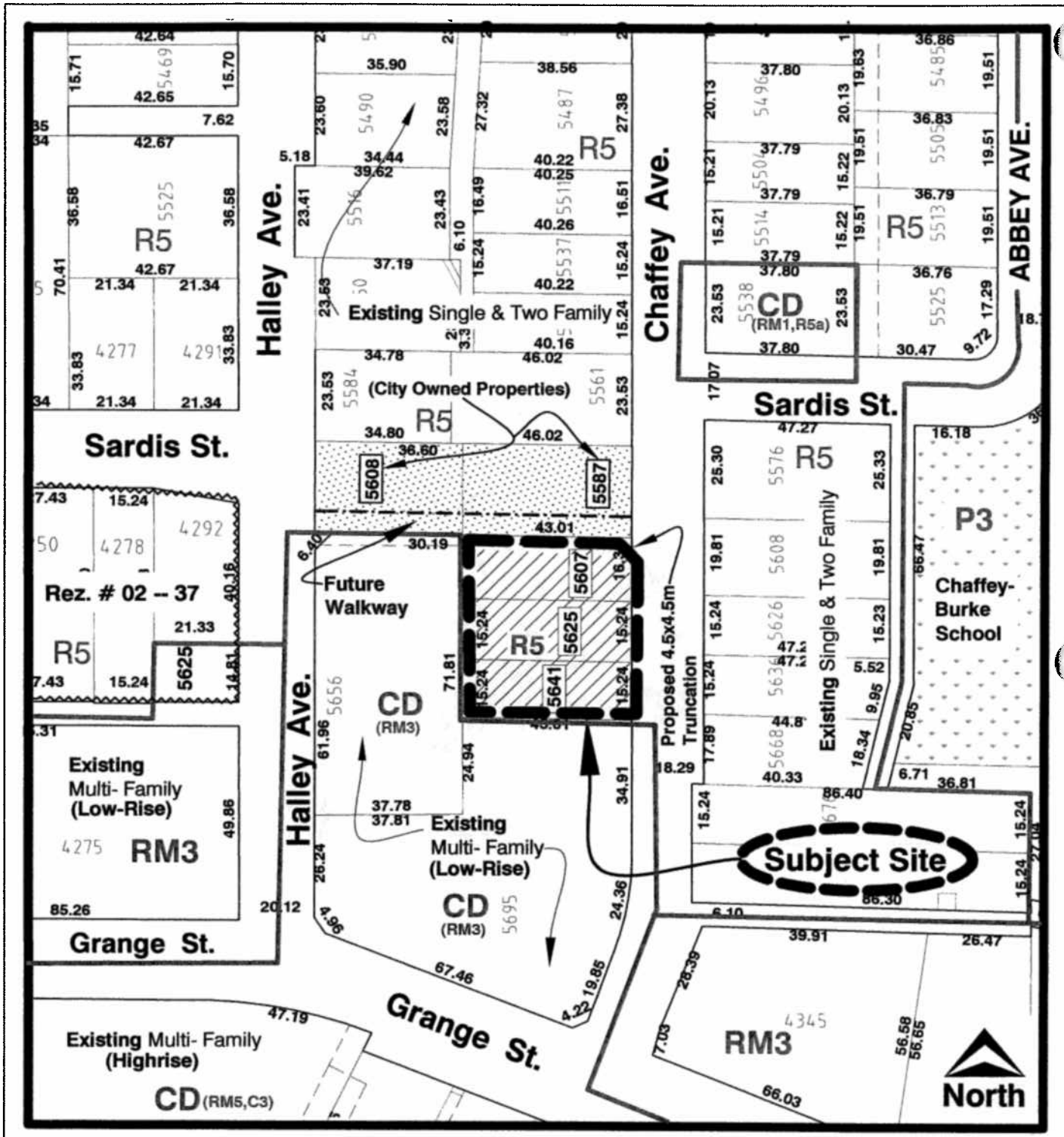
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Drawn By: J.P.C.

Date: October 2008

REZONING REFERENCE # 03 -- 46
5607,5625 & 5641 Chaffey Ave.

Sketch # 1



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: October 2008

REZONING REFERENCE # 03 -- 46
 5607, 5625 & 5641 Chaffey Ave.

Sketch # 2