



Item
Meeting 2009 June 22

COUNCIL REPORT

TO: CITY MANAGER 2009 June 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-22
Low-Rise Apartment Project
Community Plan Eight

ADDRESS: 3812, 3826, 3842, 3854 & 3862 Norfolk Street (See **attached** Sketches #1 and #2)

LEGAL: Lots 1, 2 & 3, West Half of Lot 4 and East Half of Lot 4, Blk 45, D.L. 69, Group 1, NWD Plan 1321

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Community Plan Eight guidelines and in accordance with the development plan entitled "Proposed Residential Development at Norfolk and Smith Ave Burnaby, B.C." prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, B.C. V5C 6N5
Attention: Chris Dikeakos

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2009 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 July 6, and to a Public Hearing on 2009 July 21 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) Removal of 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 consolidation of the net project site into one legal parcel.
- f) The undergrounding of existing overhead wiring abutting the site.
- g) The granting of a Section 219 Covenant restricting the enclosure of balconies.
- h) The granting of a Section 219 Covenant providing that all disabled parking to remain as common property.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) Compliance with the guidelines for underground parking for residential visitors.
- k) Compliance with the Council-adopted sound criteria.
- l) The approval of the Ministry of Transportation to the rezoning application.
- m) 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.
- n) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p) The deposit of the applicable Parkland Acquisition Charge.
- q) The deposit of the applicable GVS & DD Sewerage Charge.
- r) The deposit of the applicable School Site Acquisition Charge.

- 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 35-unit stacked townhouse development with underground parking.

2.0 BACKGROUND

2.1 Council, on 2006 May 29, received the Initial Report of the Planning & Building Department concerning the rezoning of the western portion of the subject site, 3826 and 3842 Norfolk Street for an RM2 type development, and, on 2008 May 26, received a further report for the enlarged subject site including the abutting 3812, 3854 and 3862 Norfolk Street to accommodate an RM3-type redevelopment. Council 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 includes five lots currently zoned R5 Residential District, each occupied by a single-family dwelling.

A development is being pursued for an apartment development, utilizing the CD Comprehensive Development District with the RM3 District as a guideline in line with the adopted Community Plan Eight.

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 35-unit three-storey apartment development with underground parking accessed from the eastern end of the Norfolk Street frontage. The maximum density of the project under the RM3 District guidelines is 1.1 F.A.R with full underground parking.

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:

- Road upgrading on Norfolk Street with an 11m pavement and a separated sidewalk and

street trees and boulevard grass along the frontage of the site, and road upgrading on Smith Avenue with an 11m pavement and a separated sidewalk and street trees and boulevard grass along the frontage of the site with a sidewalk continuing south to Canada Way along the frontage of 3819 Canada Way;


- Relocation of the existing on-site sewer and right-of-way with live connections provided at each end of the existing easement;
- Water main upgrading on Norfolk Street from Smith Avenue to the east side of the development site;
- Install a new fire hydrant to serve the development site; and
- New storm sewer provision along Norfolk Street frontage to connect to the existing culvert.

- 3.3 In light of the proposed development's proximity to Canada Way and the Trans Canada Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.4 The developer is responsible for the undergrounding, or removal if redundant, of the overhead wiring abutting the south side of Norfolk Street to Smith Avenue and along the east side of Smith avenue along the property frontage.
- 3.5 A tree survey has indicated that no trees are suitable for retention.
- 3.6 Ministry of Transportation approval to this rezoning is required.
- 3.7 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to Section 219 Covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- 3.8 The Environmental Services Division of the Engineering Department will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval Building Permit.
- 3.9 Given the size of the site, stormwater management best practices are acceptable in lieu of a formal storm water management plan.
- 3.10 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 \$700.00 per unit; and
 - c) GVS&DD Sewerage Charge of \$590.00 per unit.

To: City Manager
 From: Director Planning & Building
 Re: REZONING REFERENCE #06-22
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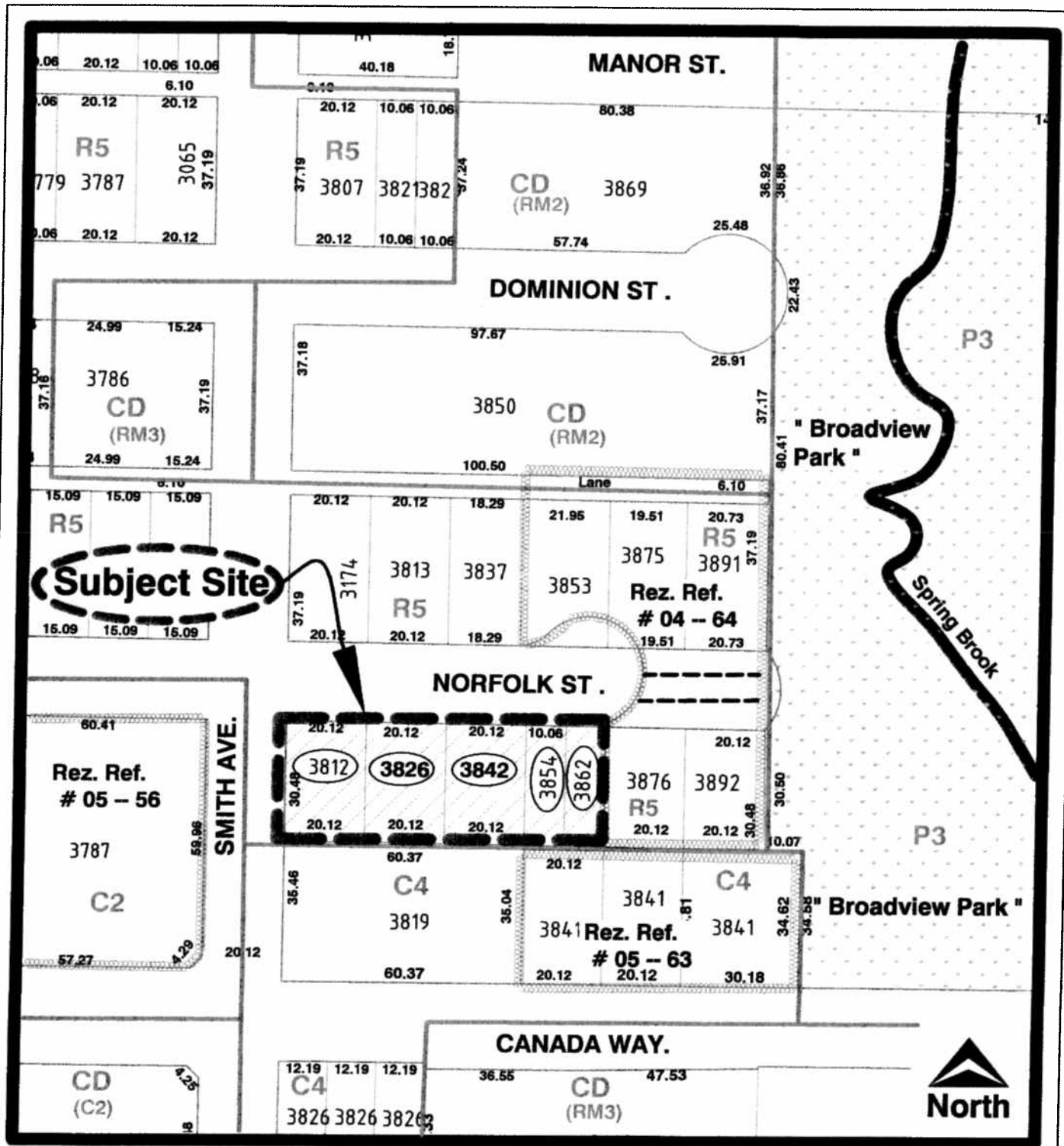
4.0 DEVELOPMENT PROPOSAL

4.1	<u>Net Site Area</u> (Subject to detailed survey)	-	2,453.03 m ² (26,405 sq.ft.)
4.2	<u>Density</u>		
	Floor Area Ratio Permitted and Provided	-	1.1 FAR
	Gross Floor Area Permitted and Provided	-	2,698.33 m ² (29,045.5 sq.ft.)
	Site Coverage	-	36.61 %
4.3	<u>Height</u>	-	3 storeys
4.4	<u>Unit Mix</u>		
	5 studio units:	-	38.93- 42.08 m ² (419-453 sq. ft.)
	12 one-bedroom units:	-	59.83 –57.78 m ² (644-662 sq. ft.)
	10 one-bedroom & den units;	-	65.03- 68.00 m ² (700-732 sq. ft.)
	8 two-bedroom units:	-	84.72 – 85.65 m ² (912 - 922 sq. ft.)
	Total		35 units
4.5	<u>Parking:</u>		
	Parking Required: 1.6 spaces/unit	-	56
	Parking Provided:	-	56 stalls (including 9 visitor spaces)
		-	<u>1 car wash stall</u>
	Total		57 spaces
	Bicycle Parking		
	Secure residential required & provided @ 1 space per unit:	-	35 spaces
	Visitors racks @ 0.2 spaces/unit	-	10 spaces


 B. Luksun
 Director Planning and Building

FA:gk
 Attachments

cc: City Clerk
 City Solicitor
 Director Engineering



Planning and Building Department

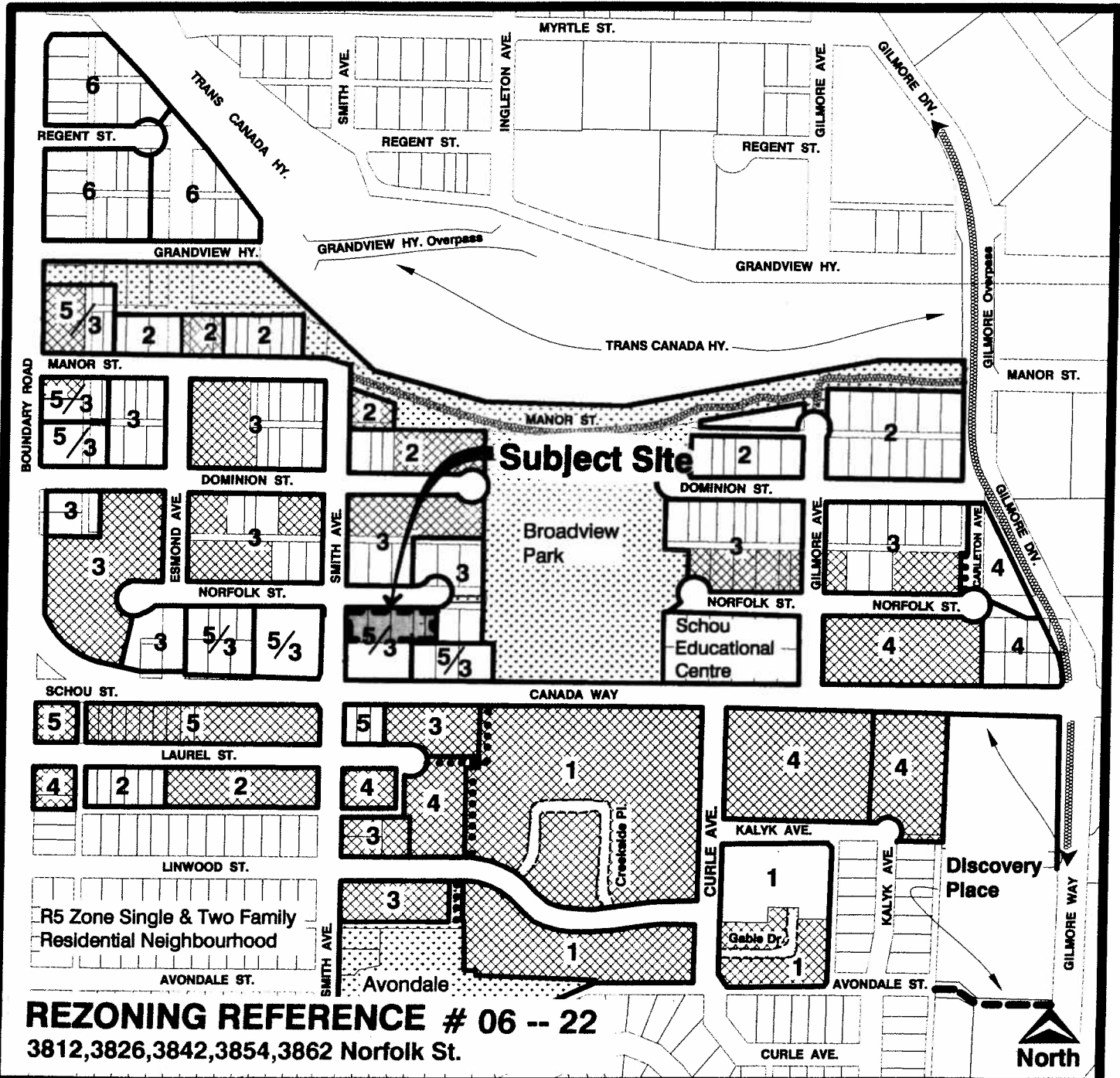
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Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 06 -- 22
 3812, 3826, 3842, 3854, 3862 Norfolk St.

Sketch # 1



REZONING REFERENCE # 06 -- 22
 3812,3826,3842,3854,3862 Norfolk St.

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