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**TO:** CITY MANAGER 2009 November 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #08-20**  
**Mixed-Use Development with Underground Parking**  
**Apartment Area C**

**ADDRESS:** 7176 Barnet Road (see attached Sketches #1 & #2)

**LEGAL:** Lot 115, DL 216, Plan 10936

**FROM:** C1 Neighbourhood Commercial District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District, C1 Neighbourhood Commercial District and Apartment Area 'C' guidelines and in accordance with the development plan entitled "Barnet Road" prepared by Formwerks Architects)

**APPLICANT:** Listraor (Barnet) Holdings Ltd  
990- 1040 West Georgia Street  
Vancouver, BC V6E 4H1  
(Attention: Chris Rowland)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2009 December 15.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 November 23 and to a Public Hearing on 2009 December 15 at 7:30 p.m.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

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- 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 review of a detailed Sediment Control System by the Director Engineering.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
  - Statutory right of way in the northern part of the site for access to the oil line
  - 219 Covenant restricting the enclosure of balconies
  - 219 Covenant providing that all disabled parking to remain as common property
- g) The provision of a covered car wash stall and an 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.
- h) The consolidation of the new project site into one legal parcel.
- i) The completion of the Highway Closure Bylaw
- j) The completion of the sale of City property
- k) The deposit of the applicable Parkland Acquisition Charge.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable School Site Acquisition Charge.

- n) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- 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.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use development composed of townhousing with a street-fronting commercial component with underground parking

### **2.0 BACKGROUND**

- 2.1 The subject site is located at the periphery of Apartment Study Area ‘C’, which was originally adopted by Council in 1969. The study area designated the site for commercial use as a small convenience centre as indicated in Sketch #2 attached. However, on 1996 May 6, Council endorsed proposed land use concept changes to Apartment Study Area ‘C’ for public consultation. The report indicated the suitability of the subject site for mixed-use redevelopment. While the public consultation and specific amendments to the Apartment Study Area ‘C’ Plan remain to be advanced, the proposed rezoning is consistent with the area plan proposal for the subject site.

When Council received the initial report on the subject site on 2008 July 21, it was indicated that Council approval of the proposed land use change to the adopted Apartment Study Area ‘C’ Plan for the subject site for mixed-use development would take effect upon Council granting Second Reading of the Rezoning Bylaw for the subject site. At that time, Council also authorized the Department to work with the applicant in the preparation of a suitable plan of development on this basis, with the understanding that a further and more detailed report would be submitted at a later date.

- 2.2 In working with the applicant towards a suitable form of development for the subject site, it was determined that the site area could be increased in size by incorporating a portion of redundant Barnett Road right-of-way as discussed in Section 3.2 of this report.
- 2.3 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 mixed-use development with 21 townhouse units and a small commercial component fronting Pandora Avenue, with under-ground parking. Vehicular access is from Barnet Road.
- 3.2 Barnet Road is currently located on a right-of-way which is over 24 m in width and is constructed to an interim standard with gravel parking shoulders. As the right-of-way is in excess of what is usually required and given the low volumes of traffic on Barnett Road, it is considered appropriate to sell a portion of the redundant road right-of-way to be included in the subject redevelopment and realign the road. This proposed area to be closed measures approximately 623.0 m<sup>2</sup> (6,705 sq.ft) with a maximum width of approximately 8.8 m. This will allow for the construction of a new road to a 8.5 metre standard with a separated sidewalk on the east side, fronting the development, and a future separated sidewalk on the opposite side fronting 7191 Barnett Road and 7175 Pandora Street (see attached Sketch #1). The Legal and Lands Department has determined a recommended sale price for the City property (closed right-of-way) of \$82.50 per sq.ft. The completion of the sale of these City-owned lands would be a prerequisite of the rezoning application. This price would be valid for nine months from the date of Second Reading of the rezoning bylaw, after which it would be subject to review by the Legal and Lands Department.  
  
A Highway Closure Bylaw is required in order for the outlined redundant roadway on Barnett Road to be sold to the developer for consolidation with the subject site.
- 3.3 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 constructing Barnet Road to an 8.5 m standard with curb and gutter, separated sidewalk and boulevard trees on the southeast side, construction of a separated sidewalk with street trees on Pandora Street on the north side and moving the gas and water mains. It is noted that Duthie Avenue frontage is considered to be complete and no further road works are deemed necessary at this time.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenants restricting the enclosure of balconies and ensuring that all disabled parking remain as common property.
- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 Due to the fact that the overhead wires on Pandora Street are transmission lines, undergrounding of these wires is not required.
- 3.7 The site will need to be consolidated into one legal lot. The site is currently vacant.

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3.8 Applicable Development Cost Charges are:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
- b) School Site Acquisition Charge of \$800.00 per unit
- c) GVS&DD Sewerage Charge of \$1,515 per townhouse unit and \$0.811 per sq. ft. of non-residential gross floor area

3.9 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area:

Net Site - 2,343 m<sup>2</sup> (25,218 sq.ft.)  
 (Subject to detailed survey)

4.2 Density

F.A.R. - 0.9 F.A.R. (Residential)  
 - 0.07 F.A.R. (Commercial)

**Total - 0.97 FAR**

Gross Floor Area

Residential - 2,108.6 m<sup>2</sup> (22,698 sq. ft.)  
 Commercial - 178.8 m<sup>2</sup> (1,925 sq. ft.)  
 Total - 2,287.4 m<sup>2</sup> (24,621 sq. ft.)

Site Coverage - 37.2 %

4.3 Height - 3 Stories

4.4 Residential Unit Mix

3 - 2 Bedroom units - 94.8 m<sup>2</sup> – 95.4 m<sup>2</sup> (1,021 – 1,027 sq.ft.)  
 18 – 3 Bedroom units - 98.7 m<sup>2</sup> – 104.2 m<sup>2</sup> (1,062 – 1,122 sq.ft.)

**21 - Total units**

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4.5 Parking

**Vehicle Parking**

Required and Provided Spaces

21 Townhouse Units (1.75 spaces/unit) - 37 spaces (inclusive of 6 visitor spaces)

Commercial (1 per 495.16 sq. ft.) - 4 spaces (inclusive of 1 disabled space)

**TOTAL - 41 spaces**

Car Wash Stall

- 1 space

Loading Bay

- 1 space

**Bicycle Parking**


Required and Provided Spaces

Residential

Resident - 1/unit @ 21 units - 21 storage lockers

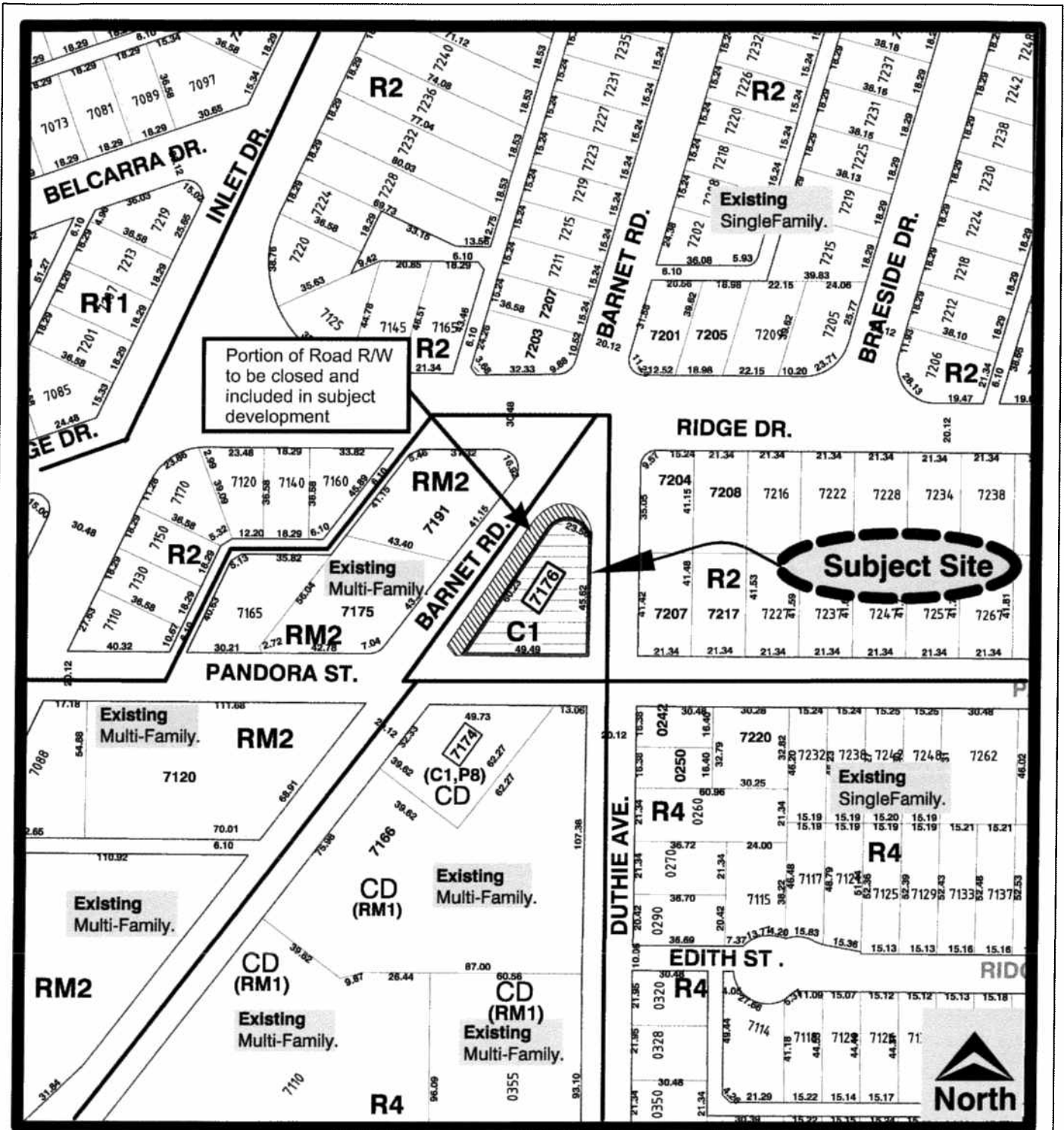
Visitor

- 6 racks

  
B. Luksun  
Director Planning and Building

DR:gk  
Attachments

cc: Director Engineering  
City Clerk  
City Solicitor



City of Burnaby

### Planning and Building Department

Scale: 1 : 2500

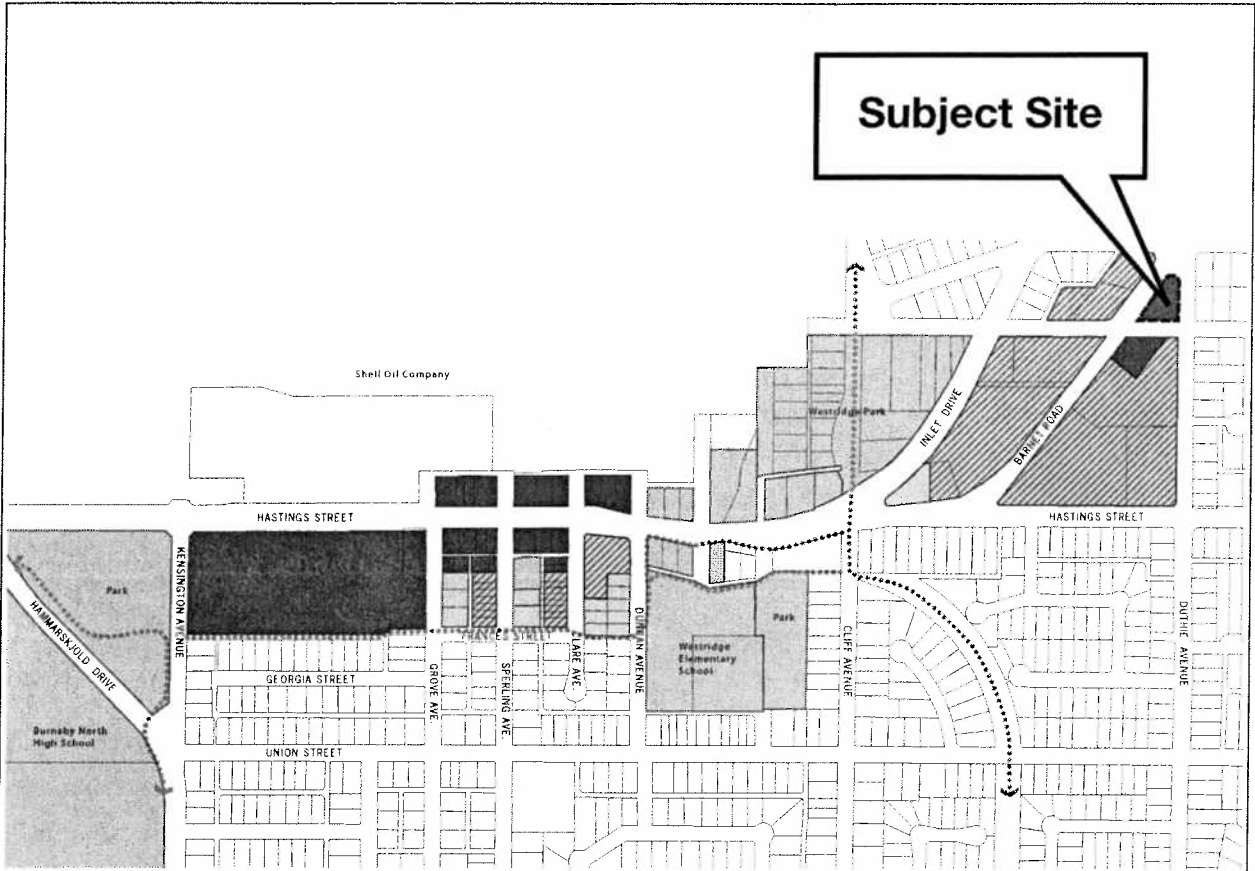
Drawn By: J.P.C.

Date: November 2009

## REZONING REFERENCE #08 -- 20

7176 Barnet Rd.

Sketch # 1



### Apartment Study Area "C"

- Proposed medium density apartment area
- Existing low density multiple housing area (10-12 units per acre)
- Existing medium density apartment area
- Existing low density housing (R6)
- Commercial Centre
- Institutional
- Park, School and Open Space Area
- Trail

	PLANNING & BUILDING DEPARTMENT	
DATE: 2009 11 17	<b>REZONING REFERENCE #08-20</b>	
SCALE: NTS	7176 Barnet Road	
DRAWN BY: rcn	<b>Sketch #2</b>	