



Item
Meeting 2010 January 25

COUNCIL REPORT

TO: CITY MANAGER 2009 January 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-53
Stacked Townhouse Development with Underground Parking
Apartment Study Area 'C'

ADDRESS: 6947, 6951 and 6979 Hastings Street (see **attached** Sketches #1 and #2)

LEGAL: Parcel A, D.L. 206, Group 1, NWD Ref. Plan 76560, Lot 97 Except: Part dedicated road on Plan LMP22425, D.L. 206, Group 1, NWD Plan 58769, Lot 95 Except: Part dedicated road on Plan LMP21206, D.L. 206, Group 1, NWD Plan 57833

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Apartment Study Area 'C' guidelines, and in accordance with the development plan entitled "Proposed Residential Development, 6947-51-79 Hastings Street, Burnaby, B.C." prepared by Hywel Jones Architect.)

APPLICANT: Guildford Brook Estates Inc.
1170 – 21331 Gordon Way
Richmond, B.C. V6W 1J9
(Attention: Yashpal Parmar)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2010 February 16.

RECOMMENDATIONS:

1. **THAT** a Road Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 1 and to a Public Hearing on 2010 February 16 at 7:00 p.m.

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3. **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 dedication of any rights-of-way deemed requisite.
- f) The completion of the Highway Closure Bylaw.
- g) The consolidation of the net project site into one legal parcel.
- h) The granting of any necessary statutory rights-of-way, easements and /or covenants.
- i) The granting of a Section 219 Covenant restricting enclosure of balconies and providing that all disabled parking to remain as common property.
- j) The retention and/or protection of identified existing trees and vegetation on and off-site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.

- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) 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.
- o) Compliance with the guidelines for underground parking for residential visitors.
- p) The provision of facilities for cyclists in accordance with Section 4.6 of this report.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with Council-adopted sound criteria.
- s) The provision of urban trail upgrades and the deposit of sufficient monies for these works, as outlined in Section 3.6 of this report.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) 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 stacked townhouse development with underground parking.

2.0 BACKGROUND

2.1 The subject site at 6947, 6951 and 6979 Hastings Street is located within the Council-adopted Apartment Study Area 'C' Plan, on the north side of Hastings Street between the Invergarry pedestrian overpass and Cliff Avenue (see Sketches #1 & #2 attached). 6951 Hastings Street is improved with an auto body repair and painting shop and a used car dealership, with car parking extending to the property at 6947 Hastings. 6979 Hastings Street is improved with an auto repair shop.

2.2 On 2008 January 21, Council received the report of the Planning & Building Department regarding the rezoning of the subject site. A townhouse development was proposed for the subject site, utilizing the Comprehensive Development District with the RM3 District as a guideline. The report noted that the proposed land use and form of development was considered supportable as it is consistent with the City's Official Community Plan and with the Council-endorsed area plan for public consultation for the subject site, but requires an adjustment to the adopted community plan, as the site is currently designated for institutional use. In conjunction with the initial rezoning report, Council approved the recommendation:

THAT the amendment to the Apartment Study Area 'C' Plan, as outlined in Section 3.0 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

Council also authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

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 61-unit stacked townhouse development, with underground parking accessed off Cliff Avenue. The maximum density of the project under the RM3 District guidelines is 1.1 FAR.

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 following:

- Upgrades to water main, sanitary sewer, and storm sewer as deemed required;
- New separated sidewalk, with curbs, grass, and street trees along Hastings Street and Cliff Avenue abutting the site;
- Relocation of an existing bus shelter near the southeast corner of the site; and
- Upgrade of the Invergarry greenway along the west side of site and the trail within Westridge Park, as further detailed in Section 3.6 below.

3.3 The following road dedications and closures are required:

- 2.3 m dedication along Hastings Street;
- 3 m dedication along the adjacent pedestrian overpass;
- 35 m² truncation dedication at the NW corner of the site;
- 4.88 m partial closure of an unopened lane right of way along the north side of the site;
- 1.3 m dedication along Cliff Avenue near the northeast portion of the site; and
- 1.3 m closure along Cliff Avenue near the southeast portion of the site.

A Road Closure Bylaw is required for the proposed road closure lands. It is noted that total road dedications exceed total road closure areas, and therefore there is no City land sale component.

3.4 Any necessary statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies and providing that all disabled parking is to remain as common property.

3.5 A tree survey will be required to locate and assess trees located on the site and between the existing north property line and the urban trail that connects from the Invergarry pedestrian overpass to Cliff Avenue, including the stand of conifers near the foot of the overpass. Any on-site trees identified for retention and any off-site trees with drip lines that fall within the project site are to be protected by Section 219 Covenant and bonding.

3.6 Upgrade of the Invergarry greenway along the west side of site will be necessary, including trail reconstruction, provision of replacement light standards, and resolution of any drainage issues. Upgrades along the trail connection to Cliff Avenue through Westridge Park will be also be required, including provision of new lights standards and upgrades to existing landscaping. Submission of a suitable lighting plan for the Invergarry pedestrian overpass and its trail connections to Hastings Street and Cliff Avenue will be necessary.

- 3.7 The Engineering Environmental Services division 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 and Building Permit.
- 3.8 A suitable on-site stormwater management plan will be required. All required approvals and a Section 219 Covenant and deposit of sufficient monies will be secured as a condition of the subject rezoning.
- 3.9 A site profile and the resolution of any resultant conditions will be required.
- 3.10 Overhead wiring abutting the north side of the existing site will need to be replaced underground.
- 3.11 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.12 The following Development Cost Charges apply:
 - Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
 - School Site Acquisition Charge of \$700 per unit; and
 - GVS & DD Sewerage Development Cost Charge (Fraser) of \$1,515 per unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area	- 4,029 m ² (43,370 sq.ft.)
Required Dedications	- 345.7 m ² (3,721 sq.ft.)
Proposed Road Closures	- 332.9 m ² (3,583 sq.ft.)
Net Site Area	- 4,016.3 m ² (43,232 sq.ft.)

4.2 Site Coverage - 34%

4.3 Density

Floor Area Ratio Permitted and Provided:	- 1.1 FAR
Gross Floor Area Permitted and Provided	- 4,417.9 m ² (47,555 sq.ft.)

4.4 Building Height - 4 storeys

4.5 Unit Mix and Floor Area

- 22 Studio units - 37.1 m² to 44.9 m² (399 sq.ft. to 483 sq.ft.) per unit
- 7 One bedroom units - 56 m² (602 sq.ft.) per unit
- 19 Two bedroom units - 80.8 m² to 95.7 m² (870 sq.ft. to 1,030 sq.ft.) per unit
- 13 Three bedroom units - 109.7 m² to 126.5 m² (1,181 sq.ft. to 1,362 sq.ft.) per unit
- 61 units total**

4.6 Parking required and provided

Vehicle parking

- 1.75 spaces/unit
- 108 spaces, of which 16 spaces are for visitor use (0.25 spaces / unit).
- 1 additional car wash space with connection to sanitary sewer

Bicycle Parking

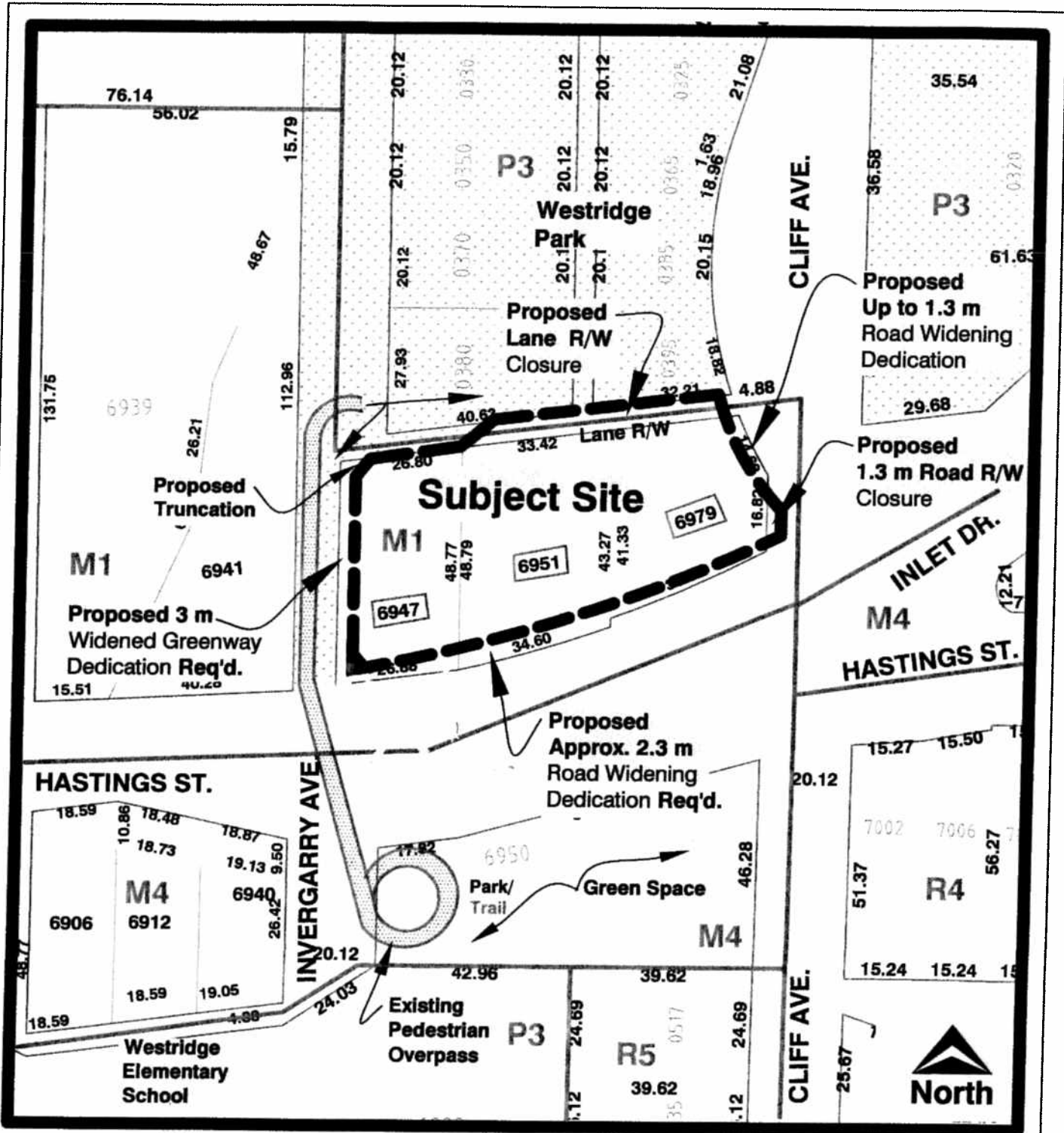
- Secure residential - 61 spaces
- Visitors' racks - 12 spaces



B. Luksun
Director Planning and Building

KH:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services



Planning and Building Department

Scale: 1 : 2500

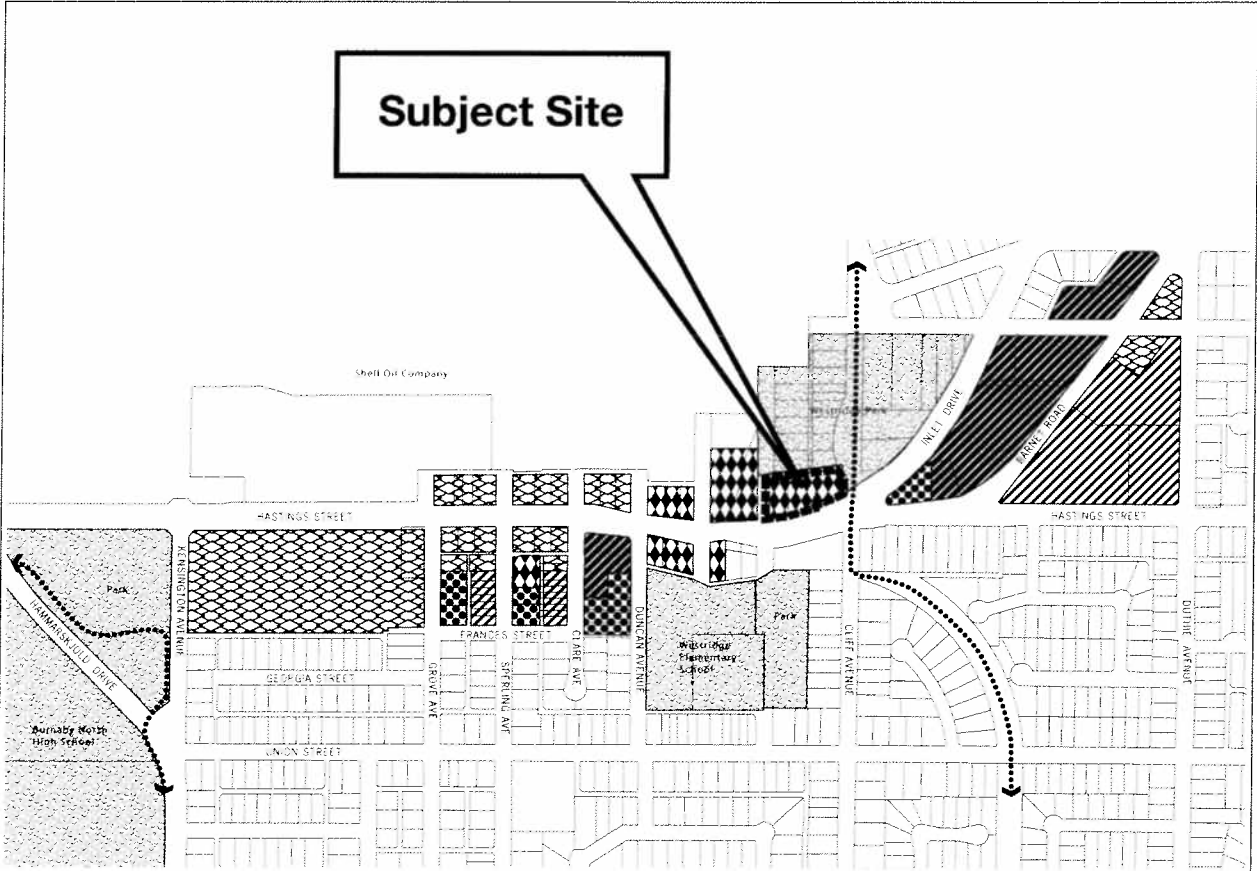
Drawn By: J.P.C.

Date: January 2008

REZONING REFERENCE #07 -- 53

6947,6951,6979 Hastings St.

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: <div style="text-align: center; border: 1px solid black; padding: 2px;">2010 01 19</div>	REZONING REFERENCE #07-53 <div style="text-align: center; border: 2px dashed black; padding: 2px; display: inline-block;"> 6947, 6951, 6979 Hastings Street </div>	
SCALE: <div style="text-align: center; border: 1px solid black; padding: 2px; font-size: 1.2em;">NTS</div>	Sketch #2	
DRAWN BY: <div style="text-align: center; border: 1px solid black; padding: 2px;">rcn</div>		