



Item
Meeting2010 January 25

COUNCIL REPORT

TO: CITY MANAGER 2010 January 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #08-43
Infill Townhousing Project
Community Plan Eight

ADDRESS: 3740 and 3746 Manor Street (See attached Sketches #1 and #2)

LEGAL: East Half of Lot 7, Blk 29, D.L. 69, Group 1 NWD Plan 1321 and Lot 8, Blk 29, D.L. 69, Group 1, NWD Plan 1321

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the RM2 Multiple Family Residential District and Community Plan Eight guidelines and in accordance with the development plan entitled "11-Unit Townhouse Development, 3740-3746 Manor Street, Burnaby, B.C." prepared by Matthew Cheng Architect Inc.).

APPLICANT: Matthew Cheng Architect Inc.
202-670 Evans Avenue
Vancouver, BC V6Y 2K9
(Attention: Matthew Cheng)

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

RECOMMENDATIONS:

1. **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 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
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.
3. **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 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 completion of the sale of City property.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way, easements, and/or covenants.
- h) The granting of Section 219 Covenants restricting the enclosure of balconies and providing that all disabled parking remains as common property.
- i) Compliance with the Council-adopted sound criteria.
- j) Compliance with the guidelines for underground parking for residential visitors.
- k) 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.
- l) The pursuance of Storm Water Management Best Practices in line with established guidelines.

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- m) The review of a detailed Sediment Control System by the Director Engineering.
- n) The provision of facilities for cyclists in accordance with Section 4.5 of this report.
- o) The approval of the Ministry of Transportation to the rezoning application.
- p) The submission of a written undertaking to include information on the future lane closure in the project disclosure statement in accordance with Section 3.3 of this report.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) 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

- 1.1 The purpose of the proposed rezoning bylaw amendment is to permit the construction of an 11-unit townhouse project with full underground parking.

2.0 BACKGROUND

- 2.1 On 2009 January 19, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant towards 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 located within the Council-adopted Community Plan Eight and is comprised of two properties: the privately-owned property at 3746 Manor Street and the City-owned property at 3740 Manor Street (see Sketches #1 and 2 attached). As noted in the initial rezoning report, the subject site is identified within Community Plan Eight for

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future CD(RM3) development, subject to a larger assembly. Notwithstanding, a larger development assembly is not feasible at this time, and it was determined that a smaller infill townhouse project on the subject site using CD(RM2) District zoning was considered appropriate. At a later date, the remaining properties to the west, the City-owned 3730 Manor Street and the privately-owned 3736 Manor Street, could form another similarly scaled development site. Council authorized this Department to work with the applicant on a suitable plan of development for the subject site on this basis.

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 three-storey, 11-unit stacked townhouse project with underground parking accessed off Manor Street. The maximum density of the project under the RM2 District guidelines is 0.9 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:
- Upgrades to water main, sanitary sewer, and storm sewer as deemed required;
 - The construction of Manor Street to a full 11.0 m standard, including curb and gutter on both sides for the length of the development site, and the construction of a separated sidewalk along the development frontage, including a 1.8 m grassed front boulevard with street trees and street lighting, a 1.5 m concrete sidewalk, and a 1.2 m grassed rear boulevard.
 - The construction of a separated sidewalk on Esmond Avenue along the development frontage, including a 1.8 m grassed front boulevard with street trees and street lighting, a 1.5 m concrete sidewalk and a 1.2 m grassed rear boulevard.
- 3.3 No road dedications or road closures are proposed as part of this rezoning application. The existing east-west lane behind the subject site will remain open at this time to serve the existing single and two-family dwellings to the south, but would be closed in the future and consolidated with an appropriate development assembly on Dominion Street. The development plans respond appropriately to this future closure, and the developer will be required to include information on the future lane closure in the project's disclosure statement.

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- 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 Covenant restricting enclosure of balconies and providing that all disabled parking remains as common property.
- 3.5 Due to the proximity of the subject site to Boundary Road, an acoustical study is required to ensure compliance with the Council-adopted sound criteria.
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 The property at 3740 Manor Street is City-owned and measures approximately 374.03 m² (4,026 sq.ft.). The City Solicitor has recommended a sale price of the City property of \$105.00 per sq.ft. The completion of the sale of City-owned property is a prerequisite of this rezoning application.
- 3.8 The following Development Cost Charges are applicable:
 - Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area;
 - School Site Acquisition Charge of \$800.00 per unit; and
 - GVS&DD Sewerage Charge of \$826.00 per townhouse unit.
- 3.9 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.
- 3.10 The approval of the Ministry of Transportation is required for this rezoning application.
- 3.11 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 1,009.08 m² (10,862 sq.ft.)
- 4.2 Density
 - FAR Permitted & Provided - 0.9 FAR
 - Gross Floor Area - 907.49 m² (9,768.41 sq.ft.)

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4.3 Site Coverage - 30.6%

4.4 Height - 3 storeys

4.5 Unit Mix

1	Studio	- 51.0 m ² (549.48 sq.ft.)
1	1 Bedroom	- 64.4 m ² (630.07 sq.ft.)
<u>9</u>	2 Bedroom	- 77.1 m ² to 97.6 m ² (774.19 to 1,050.66 sq.ft.)
11	Total Units	

4.5 Parking – Required & Provided

Vehicle Parking:

11 units @ 1.75 spaces/unit	- 20 (including 3 visitor spaces)
	- 1 Car Wash Stall

Bicycle Parking:

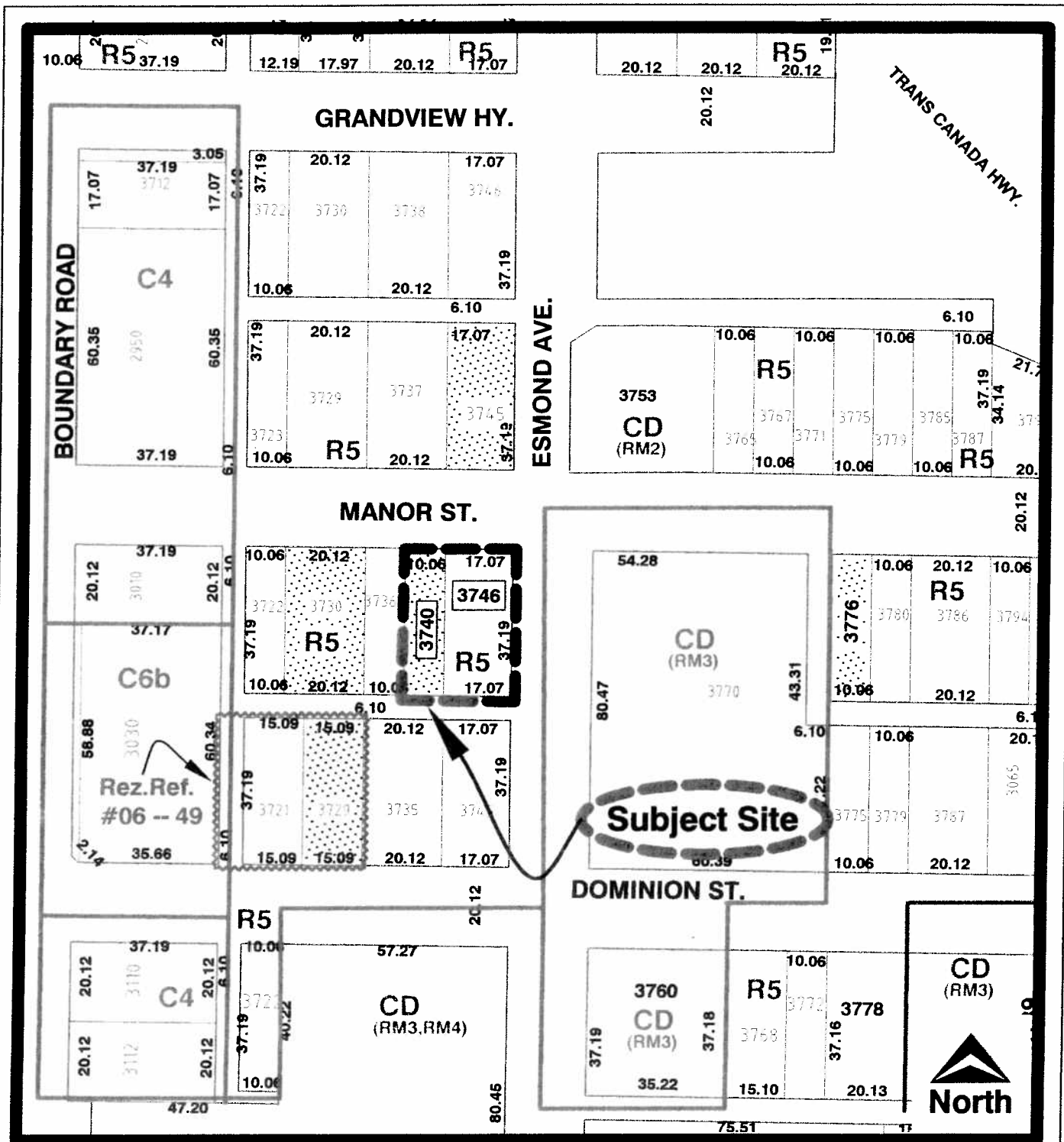
Secure Residential @ 1 locker/unit	- 11
Visitor racks @ 0.2 spaces/unit	- 3



B. Luksun
Director Planning and Building

KH/JBS:gk
Attachments

cc: Director Engineering
City Clerk
City Solicitor



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: January 2008

REZONING REFERENCE #08 -- 43

3740, 3746 Manor St.



Sketch # 1

