

---

**TO:** CITY MANAGER 2011 November 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #09-23**  
**Infill Townhouse Development**  
**Metrotown Development Plan**

**ADDRESS:** 6709 Marlborough Avenue (see attached Sketches #1 and #2)

**LEGAL:** Lot 6, DL 152, Group 1, NWD Plan 1292

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Metrotown Development Plan guidelines and in accordance with the development plan entitled “6-Unit Townhouse Development” prepared by Matthew Cheng Architect Inc.)

**APPLICANT:** Matthew Cheng Architect Inc.  
202-670 Evans Avenue  
Vancouver, BC V6A 2K9  
(Attention: Matthew Cheng)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2011 December 13.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 November 28, and to a Public Hearing on 2011 December 13 at 7:00 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.

To: City Manager  
From: Director Planning and Building  
Re: REZ #09-23 (6709 Marlborough Avenue)  
Infill Townhouse Development

2011 November 23 ..... Page 2

- 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- e. The granting of a Section 219 Covenant restricting enclosure of balconies.
- f. Compliance with the Council-adopted sound criteria.
- g. Compliance with the guidelines for underground parking for visitors.
- h. The provision of a covered car wash stall and 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.
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- 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 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.

To: City Manager  
From: Director Planning and Building  
Re: REZ #09-23 (6709 Marlborough Avenue)  
Infill Townhouse Development  
2011 November 23 ..... Page 3

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 6-unit infill townhouse development with full underground parking.

### 2.0 BACKGROUND

- 2.1 Council, on 2009 November 23, received the initial report of the Planning and Building Department concerning the rezoning of the subject site and 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 is located within the Council adopted Metrotown Development Plan, on the west side of Marlborough Avenue between Grimmer Street and Imperial Street. The subject site is occupied by an older single-family dwelling constructed in 1939. The existing dwelling is not on the Burnaby Heritage Inventory or Register. Directly to the south and to the north are older three storey apartment buildings constructed in 1959 that are both in good condition and currently zoned RM3. To the east across Marlborough Avenue are a number of older apartment buildings and a newer RM2 Infill Townhouse Development at 6738 Marlborough Avenue (Rezoning Reference #06-59).
- 2.3 Although the site is designated RM3 under the Metrotown Development Plan, the site area of 718.12 m<sup>2</sup> (7,730 sq.ft.) does not meet the minimum 1,670 m<sup>2</sup> (17,976.32 sq.ft) site area required for a three storey development under the RM3 District as a guideline. Therefore, the application is being pursued at a lower density under the RM2 District.
- 2.4 The proposed development is for an infill townhouse development with full underground parking fronting Marlborough Avenue, utilizing the CD Comprehensive Development District (based on the RM2 District and Metrotown Development Plan as guidelines).

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 6-unit three-storey townhouse development with full underground parking accessed from Marlborough Avenue. The maximum density of the project under the RM2 District is 0.9 FAR with full underground parking.

To: City Manager  
 From: Director Planning and Building  
 Re: REZ #09-23 (6709 Marlborough Avenue)  
 Infill Townhouse Development  
 2011 November 23 ..... Page 4

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 construction of new separated sidewalk with a 1.8m treed and grassed front boulevard, 1.5m concrete sidewalk and a 1.2m grassed rear boulevard.

No dedications are required from the subject site.

3.3 Any necessary easements, Section 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a covenant restricting enclosure of balconies.

3.4 In light of the proximity to Imperial Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.

3.5 A car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.

3.6 Development Cost Charges:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
- b) School Site Acquisition Charge of \$800 per unit
- c) GVS&DD Sewerage Charge (Vancouver Area) of \$826 per townhouse unit

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

3.9 Due to the small size of the site and the extent of proposed underground parking, the retention of existing trees is not considered suitable.

**4.0 DEVELOPMENT PROPOSAL**

4.1	<u>Site Area</u>	-	718.12 m <sup>2</sup> (7,730 sq.ft.)
4.2	<u>Density</u>		
	FAR Permitted & Provided	-	0.9 FAR
	Gross Floor Area (G.F.A)	-	642.89 m <sup>2</sup> (6,920.25 sq.ft.)

To: City Manager  
From: Director Planning and Building  
Re: REZ #09-23 (6709 Marlborough Avenue)  
Infill Townhouse Development

2011 November 23 ..... Page 5

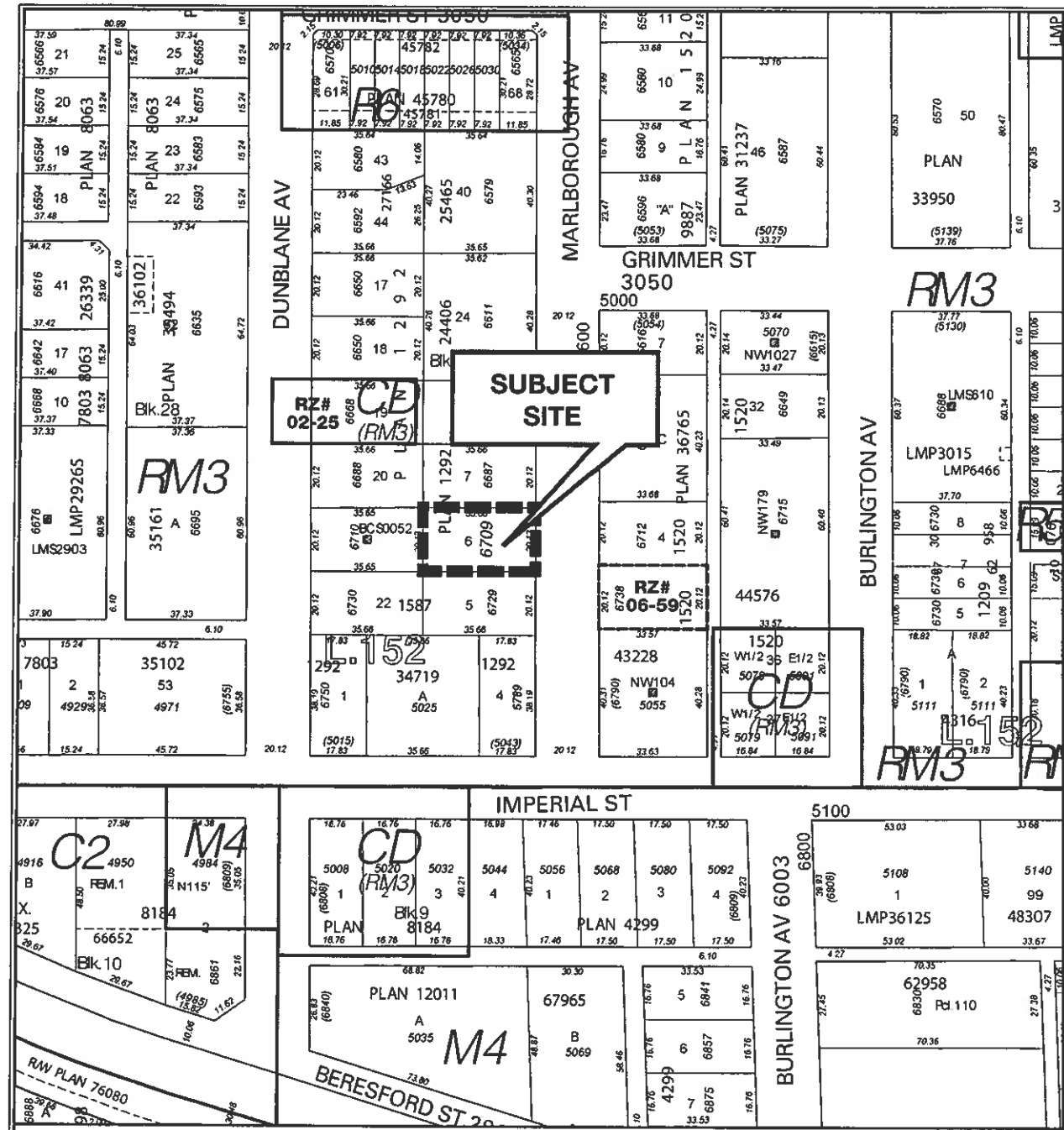
	<u>Site Coverage</u>	-	29.3%
4.3	<u>Height</u>	-	3 storeys
4.4	<u>Unit Mix</u>		
	2 two-bedroom units:	-	87.5 - 91.6 m <sup>2</sup> (942 - 986 sq.ft.)
	<u>4 three-bedroom units:</u>	-	105.0 - 111.5 m <sup>2</sup> (1138 - 1200 sq.ft.)
	Total 6 Units		
4.5	<u>Parking:</u>		
	Vehicle Parking		<i>Required &amp; Provided</i>
	6 Townhouses @ 1.75 spaces/unit	-	9 (including 1 visitors stall and 1 combined visitors/car wash stall)
	Bicycle Parking		<i>Required &amp; Provided</i>
	Secure Residential @ 1 locker/unit	-	6
	Visitors racks @ 0.2 spaces/unit	-	2
4.6	<u>Communal Facilities:</u> (Excluded from F.A.R. Calculations)		

Communal facilities proposed include a communal garden plot area for use of the townhouse residents.

  
B. Luksun, Director  
PLANNING AND BUILDING

JBS/spf  
*Attachments*

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



PLANNING & BUILDING DEPARTMENT



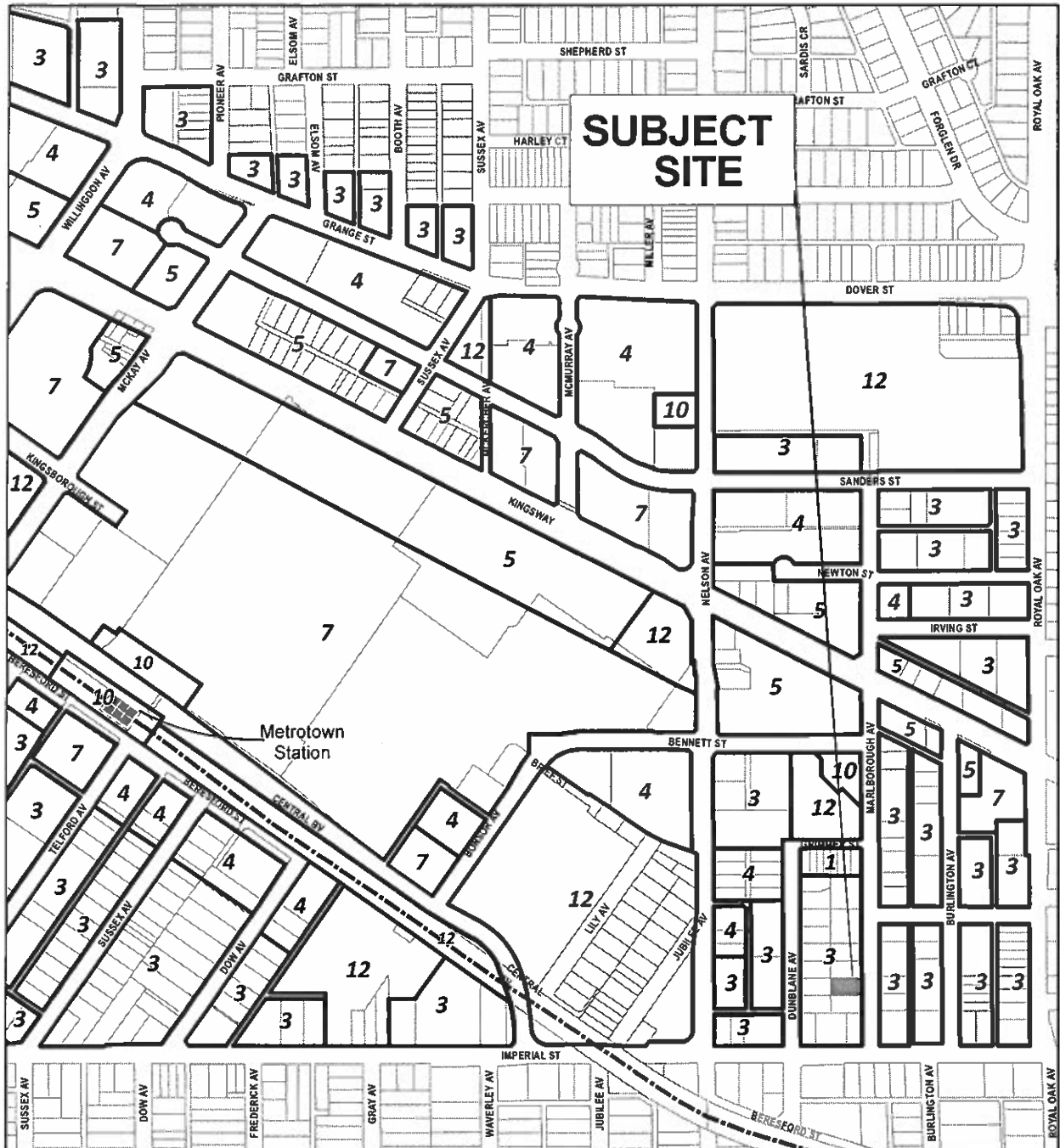
DATE:  
2009 11 03

SCALE:  
1:2000

DRAWN BY:  
rcn

**REZONING REFERENCE #09-23**  
 6709 Marlborough Avenue

Sketch #1

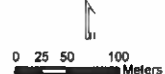


- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 7 High Density Mixed Use             |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential   |                                      |
| 5 Commercial                                 |                                      |
| 6 Medium Density Mixed Use                   |                                      |



Planning and Building Dept

## Metrotown Plan



1:7,500

Updated to Feb 2010

Printed on Nov 16, 2011

Sketch #2