



Item
Meeting 2012 August 27

COUNCIL REPORT

TO: CITY MANAGER 2012 August 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-56**
Stacked Townhouse Development
Metrotown Development Plan, Sub-Area 11

ADDRESS: 3716, 3722, 3730, 3740 and 3748 Thurston Street
(see attached Sketches #1 and #2)

LEGAL: Schedule A (attached)

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "Proposed Townhouse Development Thurston Street Burnaby, B.C. prepared by Burrowes Huggins Architects)

APPLICANT: Anthem Properties Group Ltd.
300 – 550 Burrard Street
Vancouver, BC V6C 2B5
(Attn: Daniel Diebolt)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 September 18.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 August 27, and to a Public Hearing on 2012 September 18 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

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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 removal of all existing improvements from the site prior to Final Adoption 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 utilization of an amenity bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.2 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The consolidation of the net project site into one legal parcel.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. The granting of any necessary statutory rights-of-way, easements and/or covenants including a statutory right-of-way providing public pedestrian access over the proposed public open space area portion of the subject development site.
- j. The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - providing that all disabled parking is to remain as common property;
 - provision, operation and continuing operation of stormwater management facilities; and
 - provision, operation and continuing maintenance of the public open space area, both on-site and within the unopened Thurston Street right-of-way, as identified on the development plans.
- k. In light of the proximity to SkyTrain and Boundary Road, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- l. Compliance with the guidelines for underground and surface parking for visitors.

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- m. The provision of one 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 review of a detailed Sediment Control System by the Director Engineering.
- o. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- p. The provision of facilities for cyclists in accordance with Section 4.6 of the rezoning 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

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey 57 unit stacked townhouse development with full underground parking.

2.0 BACKGROUND

2.1 The subject site is situated within the Council-adopted Metrotown Development Plan, on south side of Thurston Street between Boundary Road and Smith Avenue (see *attached* Sketches #1 and #2). The subject site includes five lots at 3716, 3722, 3730, 3740 and 3748 Thurston Street, and is occupied by five older single-family dwellings which are in fair condition.

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- 2.2 A development is being pursued that proposes a three-storey stacked townhouse form, utilizing the CD Comprehensive Development District (with the RM3 District as a guideline) in line with the adopted Metrotown Development Plan.

Council, on 2012 January 30, received the 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.

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 57 unit, three-storey stacked townhouse development with full underground parking. The maximum density permitted under the RM3 District guidelines is 1.1 F.A.R with full underground parking. The applicant is requesting an amenity density bonus of 0.007 F.A.R of the eligible 0.15 F.A.R. maximum density bonus under the RM3 District guidelines, raising the proposed density to a maximum 1.107 F.A.R.

The plan of development proposes a public open space area at 3716 Thurston Street as indicated in the adopted Metrotown Development Plan guidelines, as well as improvements to the adjacent landscaped public open space and pedestrian pathway area currently located within the Thurston Street road right-of-way at Boundary Road. The proposed public open space encompasses both public land (unopened Thurston Street right-of-way) and a portion of the development site, and includes community gardens, hardscaped play areas, additional trees and other landscaping. A statutory right-of-way and a Section 219 Covenant will be required to ensure its provision, retention and ongoing maintenance.

- 3.2 The requested amenity density bonus of 0.007 F.A.R. would provide an additional 375.6 sq.ft. of floor area (subject to confirmation by site survey) with an estimated value provided by the Legal Department of \$50,706.00 based on \$135.00 per sq.ft buildable. On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of cash contributions in lieu of on-site amenities for bonus contributions valued at less than \$800,000.00, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$50,706.00 will be deposited to the Community Benefit account for Metrotown as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$10,141.00 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$40,565.00 for the provision of other community amenities or housing within the Town Centre area.

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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:

- the construction of new curb, gutter and a separated sidewalk with boulevard grass, raingardens and street trees along the south side of Thurston Street, and an abutting sidewalk with a curb ramp in the Thurston Street cul-de-sac,
- a new bus shelter and landing pad on Boundary Road,
- the construction of a landscaped public open space area both on the subject site and within the unopened Thurston Street right-of-way.

Road widening dedications including 3.7 m² (40 sq.ft.) along the Boundary Road frontage from 3716 Thurston Street in order to maintain the potential for a future separated sidewalk and dedication of 5.8 m² (62 sq.ft.) along the Thurston Street frontage from 3716 and 3722 Thurston Street for an abutting sidewalk, are required.

3.4 Any necessary easements, 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Covenant restricting enclosure of balconies;
- Covenant providing that all disabled parking is to remain as common property;
- Covenant to guarantee the provision, operation and continuing operation of stormwater management facilities;
- Covenant providing that all disabled parking is to remain as common property;
- Covenant for the retention of an identified existing tree on the site;
- Covenant to ensure the provision, operation and continuing maintenance of the public open space area both on the subject site and within the unopened Thurston Street right-of-way indicated on the development plans; and
- Statutory right-of-way providing public pedestrian access over the proposed public open space area portion of the subject development site.

3.5 In light of the proximity to SkyTrain and Boundary Road, a noise 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 developer is responsible for the undergrounding of the overhead wiring abutting the site on the south side of Thurston Street.

3.8 Development Cost Charges:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
- b) School Site Acquisition Charge of \$800.00 per unit (based on 47.9 upa density)
- c) GVS&DD Sewerage Charge of \$826.00 per townhouse unit.

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- 3.9 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 A suitable on-site stormwater management system is required to the approval of the Director Engineering. A Section 219 Covenant to guarantee its provision and continuing operation will also be required.
- 3.11 A tree survey has been undertaken and one significant tree located within the southeast corner of the site has been identified for retention and will be protected by Section 219 Covenant. The existing tree identified for retention is to be protected by a 4ft. high temporary chain link fencing, on steel posts for the duration of construction and the deposit of sufficient monies to ensure the protection of the identified existing tree is required, which will be refunded one year after the release of occupancy permits, upon satisfactory inspection.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area	-	4,829.5 m ² (51,984.3 sq.ft.)
Road Dedication Area	-	<u>9.5 m² (102.3 sq.ft.)</u>
Net Site Area	-	4,820.0 m ² (51,882.0 sq.ft.)

4.2 Density

F.A.R. Permitted & Provided	-	1.1 F.A.R. (base) 0.007 F.A.R. (additional for amenity bonus)
TOTAL	-	1.107 F.A.R.

Gross Floor Area Permitted & Provided	-	5,302.0 m ² / 57,070.3 sq.ft. (base)
	-	34.9 m ² / 375.6 sq.ft. (bonus)
TOTAL	-	5,336.9 m² / 57,445.9 sq.ft

4.3 Site Coverage - 70%

4.4 Height - 3 storeys

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4.5 Unit Mix

51 two-bedroom units	-	94.13 -119.68 m ² (1,013.3 -1,288.36 sq.ft.)
<u>6 studio units</u>	-	47.46 m ² (510.9 sq.ft.)
Total 57 Units		

4.6 Parking

Vehicle Parking:

Required Parking 1.75 spaces per unit - 100 (including 15 visitors)

Car Wash Stalls Provided - 1

Bicycle Parking:

Secure Residential @ 1/unit - 57 (located in individual bike lockers)

Visitors racks @ 0.2 spaces/unit - 12 (provided in racks at grade)

4.7 Communal Facilities

- Hardscaped play area, landscaped open space and internal walkways

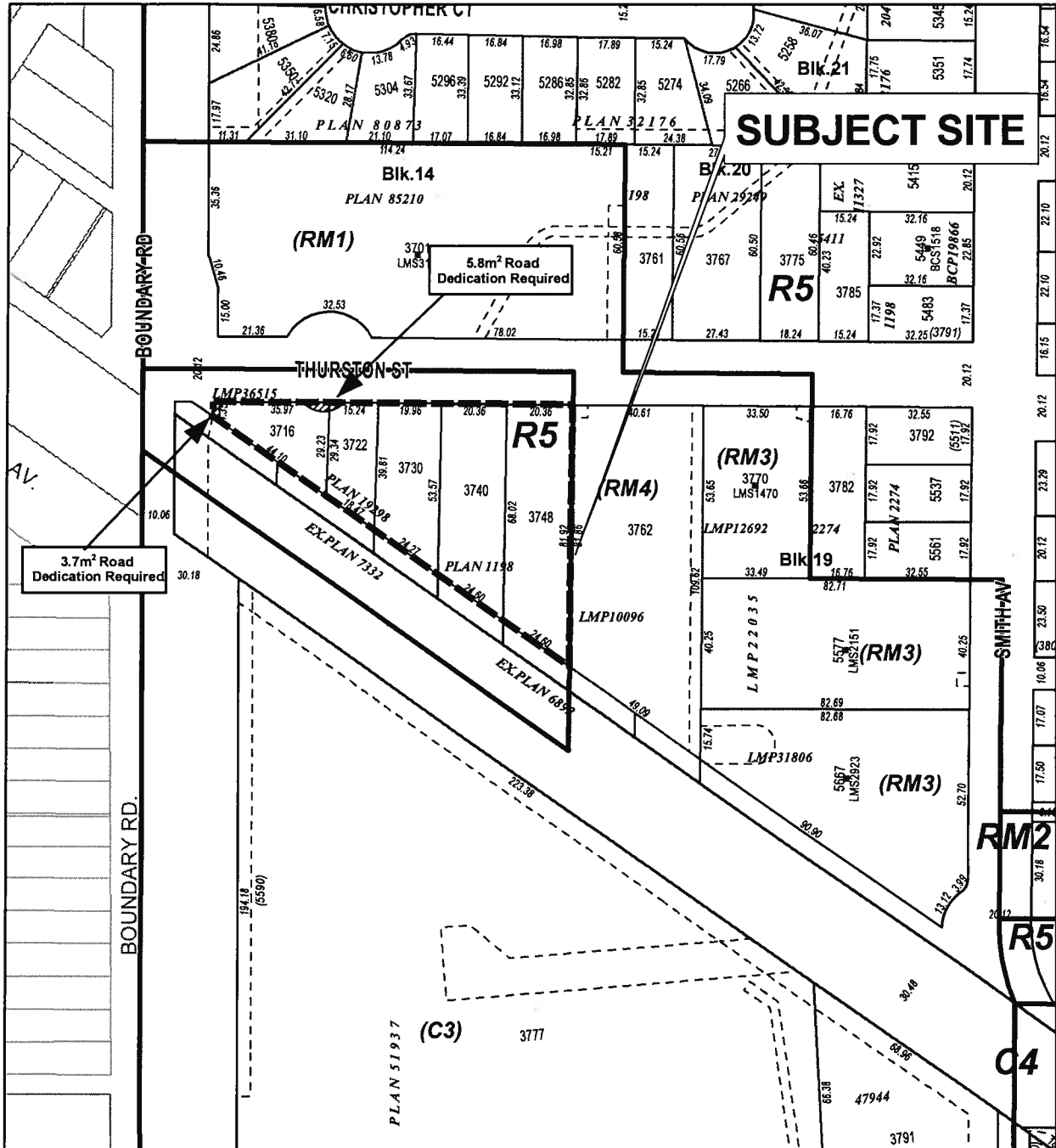

Lou Pelletier, Director
PLANNING AND BUILDING

SMN:spf/tn
Attachments

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

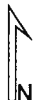
**`Rezoning Reference #11-56
Schedule "A"**

3716 Thurston Street	Parcel One (Explanatory Plan 9637) Except: Part Dedicated Road On Plan LMP36515, Lot B, DL 35, Group 1, NWD Plan 5411
3722 Thurston Street	Lot 2, DL 35, Group 1, NWD Plan 19298
3730 Thurston Street	Lot 3, DL 35, Group 1, NWD Plan 19298
3740 Thurston Street	Lot 10 Except The Southerly 20 Feet (Explanatory Plan 6892), DL 35, Group 1, NWD Plan 1198
3748 Thurston Street	Lot 9 Except: Parcel "C" (Explanatory Plan 6892); DL 35, Group 1, NWD Plan 1198



City of Burnaby

PLANNING & BUILDING DEPARTMENT



DATE: AUG 20 2012

SCALE: 1:2,000

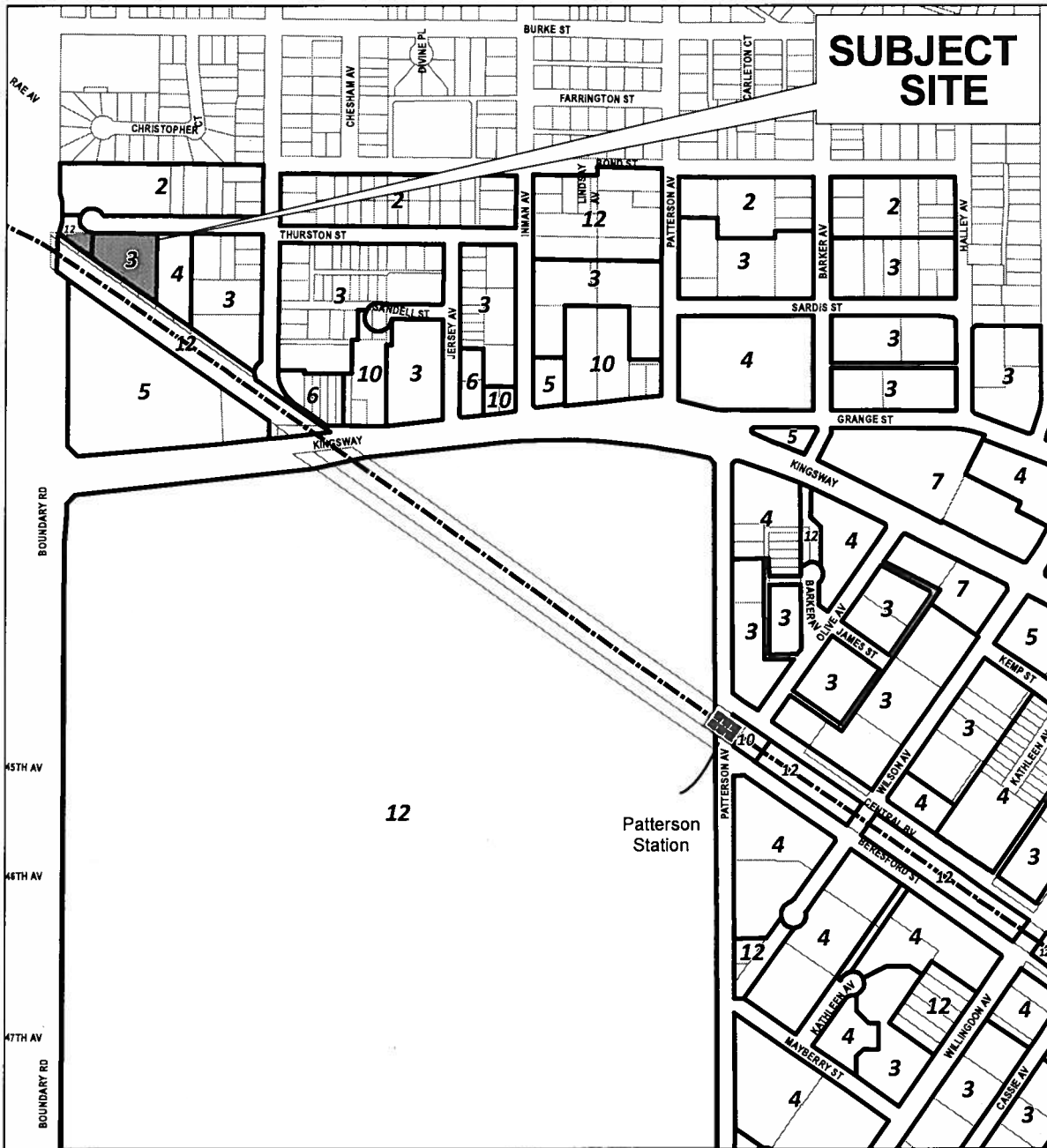
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 Subject Site

REZONING REFERENCE #11 -- 56

3716, 3722, 3730, 3740 & 3748
THURSTON ST

Sketch #1



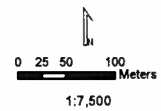
SUBJECT SITE

- | | |
|--|--------------------------------------|
| 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 | |



City of Burnaby
 Planning and Building Dept
 Printed on August 8, 2012

Metrotown Plan



Sketch #2