



Item
Meeting 2018 Apr 23

COUNCIL REPORT

TO: CITY MANAGER 2018 April 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-12
Multi-family development

ADDRESS: 3909 and 3911 Albert Street (see *attached* Sketches #1 and #2)

LEGAL: West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "FourPlex Development" prepared by Jordan Kutev Architecture Inc.)

APPLICANT: Jordan Kutev Architect Inc.
180 – 2250 Boundary Road
Burnaby, BC V5B 3Z3
Attn: Jordan Kutev

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 May 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 May 07 and to a Public Hearing on 2018 May 29 at 7:00 p.m.
2. **THAT** the following be established as a prerequisite 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

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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 (as well as underground switching and transformer/service boxes in town centre locations), 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 improvements within the site.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of a Section 219 Covenant restricting enclosure of balconies; and, indicating that project surface driveway access will not be restricted by gates.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The undergrounding of all wiring abutting the site.
- j) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- 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.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit to permit the construction of a multi-family (four-unit) development.

2.0 BACKGROUND

- 2.1 The subject site, which encompasses the assembly and consolidation of two lots at 3909 and 3911 Albert Street, is located within the Hastings Street Community Plan area. Under the adopted Plan, the site is designated for medium density multiple family residential development, utilizing the RM3 District as a guideline (see *attached* Sketch #2).

Given that the site does not meet the minimum site area requirements to develop under the RM3 District guidelines, the RM2 District is considered a more appropriate zoning district guideline. The RM2 District guideline would permit an overall floor area ratio of 0.7 FAR, with parking at grade, similar to other four-unit developments along Albert and Pender Streets.

- 2.2 On 2017 May 24, Council received the report of the Planning and Building Department regarding the subject rezoning and authorized the Department to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a further and more detailed report would be submitted at a later date. The preliminary development concept is for the construction of a ground-oriented, four-unit development. Vehicular access to the site is proposed via the rear lane.
- 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 purpose of this rezoning application is to rezone the subject site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline in order to permit the construction of a ground-oriented, four-unit development, three-storeys in height, with an accessory detached garage. Vehicular access to the site is proposed via the rear lane. The proposed maximum allowable floor area ratio is 0.7 FAR.
- 3.2 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to the following:

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- a cash contribution towards the construction of a separated sidewalk on Albert Street; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.3 No dedication is required across the frontage of the subject development site.
- 3.4 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided including but not limited to restricting enclosure of balconies and indicating that project surface driveway access will not be restricted by gates.
- 3.5 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.6 In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 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.
- 3.8 The undergrounding of wiring abutting the development site is required.
- 3.9 Applicable Development Cost Charges include:
- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area
 - b) GVS & DD Sewerage Charge of \$826 per dwelling unit
 - c) School Site Acquisition Charge of \$800 per unit

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to legal survey) - 566.8 m² (6,101 sq. ft.)
- 4.2 Site Coverage - 39%
- 4.3 Density and Gross Floor Area
- | | |
|-----------------------|---|
| Gross and Net Density | - 0.7 FAR |
| Gross Floor Area | - 451.9 m ² (4,864 sq. ft.)
(inclusive of 602 sq. ft. accessory garage) |

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4.4 Residential Unit Mix

4 – Three Bedroom Units - 99.0 m² (1,065 sq. ft.)

4.5 Building Height

- 3 storeys; 12.0 m (39 ft.)

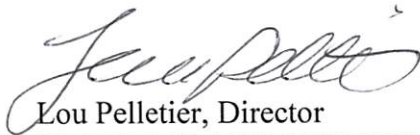
4.6 Vehicle Parking (Residential)

Resident Parking

- 4 (3 spaces within accessory garage;
1 space surface parking)

Visitors' Parking

- 1 (surface parking)

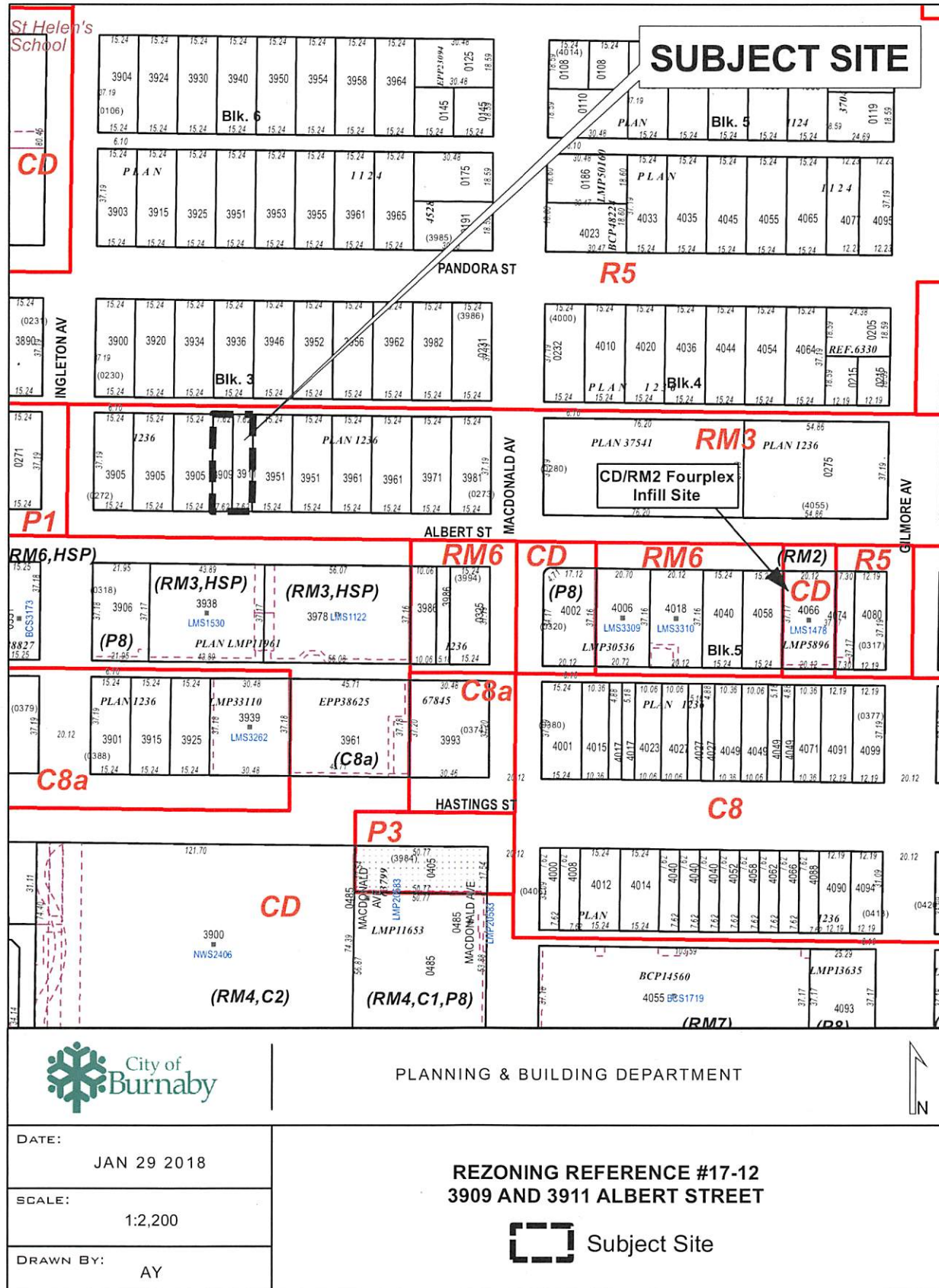

 Lou Pelletier, Director
 PLANNING AND BUILDING

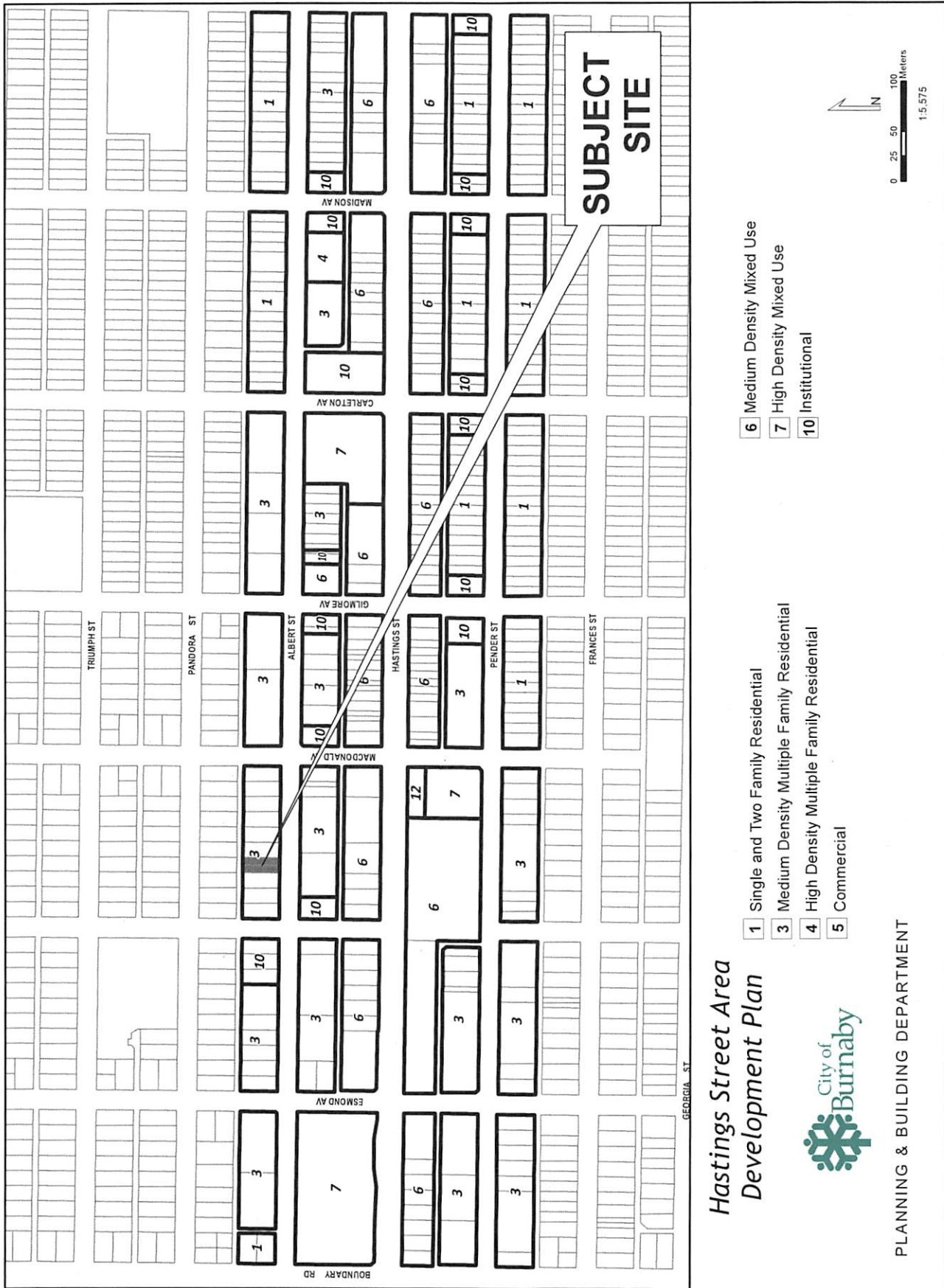
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Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2017\17-12 3909-3911 Albert Street\Rezoning Reference 17-12 PH Report 2018.04.23.Docx





Printed on January 29, 2018