

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-45
2015 NOVEMBER 18

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Timothy C.W. Tse
225 – 8877 Odlin Crescent
Richmond, BC V6X 3Z7
- 1.2 Subject:** Application for the rezoning of:
Lot “E”, DL 157, Group 1, NWD Plan 17955
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 Address:** 4736 Rumble Street
- 1.4 Location:** The subject site is located on the south side of Rumble Street, between Gray Avenue and Nelson Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 27.43 m (89.99 ft.), a depth of 39.32 m (129 ft.) and a total area of 1,078.6 m² (11,609.95 sq. ft.), subject to legal survey.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a residential development with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of Rumble Street in an R2 Residential District area and is designated within the Official Community Plan (OCP) as Single Family Suburban. With the exception of four newer two-storey single-family dwellings located further east on the block, the properties on the south side of Rumble Street are generally occupied by relatively older one- and two-storey single-family dwellings. It is noted that due to the topography sloping to the south, the one-storey dwellings generally have a two-storey appearance at the rear of the properties.

A ravine associated with Gray Creek is located directly across the lane to the south. Also across the lane to the south is an older single-family dwelling and an R2a zoned property improved with a two-storey dwelling with cellar constructed in 1993 as per Rezoning Reference REZ#26/92. No other R "a" District developments are located in the vicinity of the subject site.

The properties across Rumble Street to the north, zoned R4 and R5 Residential Districts and designated within the OCP as Single and Two-Family Urban, are occupied by both older one-storey single-family dwellings and by newer two-storey dwellings. Nelson Elementary School is located northeast of the subject site.

3.0 BACKGROUND INFORMATION

The subject lot contains an older single-family dwelling with attached garage, constructed in 1963. The dwelling has a one-storey appearance on the Rumble Street frontage, and a three-storey appearance from the rear. Vehicular access to the site is from both Rumble Street and the lane.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single-family dwelling with cellar on the subject site under the gross floor area allowance provided by the R2a District. Plans for the proposed development have not yet been submitted. Vehicular access to the site will be restricted to the rear lane.
- 4.2 Under the prevailing R2 District, each lot with a single-family dwelling shall have an area of not less than 668.88 m² (7,200 sq. ft.) and a width of not less than 18.28 m (60.0 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m² (10,764.2 sq. ft.) and a width of not less than 25.5 m (83.7 ft.). The subject property has an area of 1,078.6 m² (11,609.95 sq. ft.) and a width of 27.43 m (89.99 ft.), subject to legal survey, and as such meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to development density, the R2 District permits a maximum gross floor area of the lesser of 0.60 floor area ratio (FAR) or 440 m² (4,736 sq. ft.). The proposed R2a District would permit a single-family dwelling on the subject site with a maximum gross floor area ratio of 0.55 FAR or approximately 593.23 m² (6,385.47sq. ft.).
- 4.4 The applicant has been advised of the Council-adopted R2a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. The property to the rear across the lane is occupied by a larger two-storey dwelling constructed under the R2a guidelines, and there are newer two-storey developments further down the block to the east. It is also noted that the predominant development pattern on the south side of Rumble Street is relatively low-scale, older one- and two-

storey with cellar/basement single-family dwellings located on lots with a width of approximately 20 m (65.6 ft.). Furthermore, although there are newer two-storey developments located across Rumble Street to the north, they are located on small R4 and R5 lots with widths of less than 11 m (36.08 ft.). Should Council authorize staff to work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing, the applicant would be advised to consult with the adjacent property owners during the design development stage with a view to obtaining, on a preliminary basis, a favourable response or no objections to the specific proposal prior to presentation to a Public Hearing. Further, efforts to meet the guidelines for the visual appearance of a new dwelling in keeping with the area will be required.

- 4.5 The Director Engineering will be required to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, vehicular access off the lane, removal of driveway access from Rumble Street, and cash-in-lieu for the construction of separated sidewalks.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing. It is noted that the owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.7 Given the slope of the site, the nearby Gray Creek, and the applicant's desire to construct a cellar, a geotechnical study from a professional Engineer would be required prior to Public Hearing to ensure that the site can be used safely in accordance with its intended purpose.

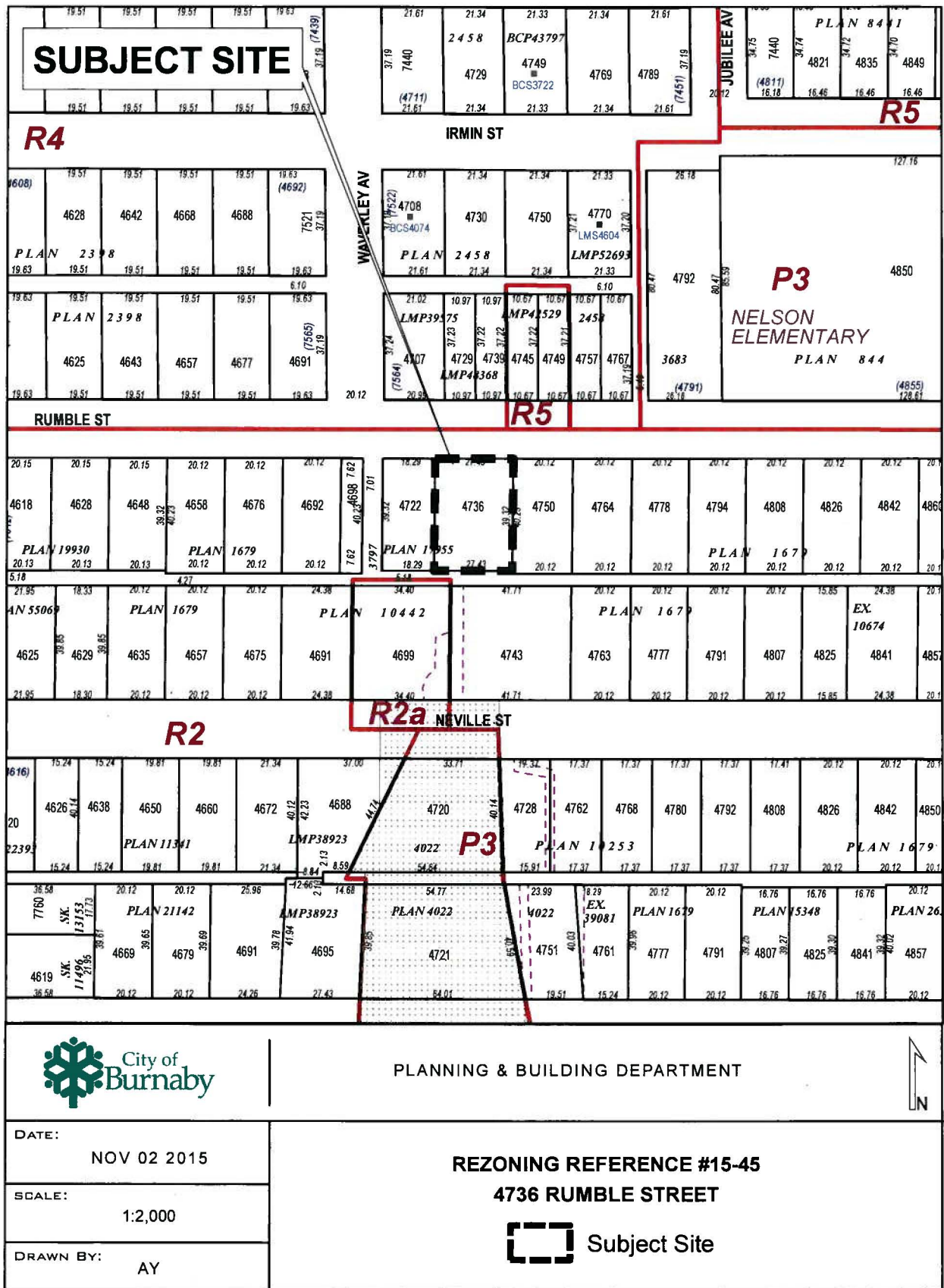
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized 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 more detailed report will be submitted at a later date.

W.P.

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



22nd October 2015

City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Attention: Mayer & Council

**RE: #4736 Rumble Street, Burnaby, B.C.
Lot "E" District Lot 157, Group 1, New Westminster District, Plan 17955
APPLICATION TO REZONE FROM R2 TO R2a**

It is our intention to apply for the rezoning of the subject property from R2 to R2a to increase the allowable floor area in the cellar by 1,651.95 square feet.

The differences of the development density between R2 and R2a are shown on the attachment.

Regards

A handwritten signature in black ink, appearing to read 'Tse', with a long horizontal stroke extending to the left.

Timothy C.W. Tse
applicant.

Attachment

Particulars of the Property:

Property address: #4736 Rumble Street, Burnaby, B.C.

Legal Description: Lot "E" District Lot 157, Group 1, New Westminster District, Plan 17955

Lot width: 90.00 ~ 90.01 ft

Lot depth: 129.05 ~ 129.09 ft

Lot area: 11,615 SQ ft

Minimum Requirements for R2a

Lot width: 83.7 ft.

Lot area: 10,764.2 sq.ft.

Development Density under Zone R2

"Shall not exceed the lesser of a floor area ratio of 0.60 or 440 m² (4736.3 sq.ft.)"

11,615 sq ft x 0.60 = 6,969 sf

Max. Total Floor Area allowed: 4736.3 sf

Above Grade Floor Area:

"shall not exceed the greater of 0.20 of the lot area + 130 m² (1399.4 sq.ft.), or (b) 0.40 of the lot area."

11,615 sq ft x 0.20 + 1399.4 sq ft = 3,722.4 sf

Development Density under Zone R2a

"shall not exceed 0.55 for lots having a width of less than 27.5 m (90.2 ft.) but equal to or more than 26.5 m (86.9 ft.)"

11,615 sq ft x 0.55 = 6,388.25 sq ft

Max. Total Floor Area allowed: 6,388.25 sf

Above Grade Floor Area:

shall not exceed the greater of 0.20 of the lot area + 130 m² (1399.4 sq.ft.), or (b) 0.40 of the lot area.

11,615 sq ft x 0.20 + 1399.4 sq ft = 3,722.4 sf

Rationale:

The rezoning from R2 to R2a will increase the total floor area from 4736.3 sq ft to 6388.25 sq ft without increasing the above grade massing.

The above grade floor area will remain as 3722.4 sq ft.