

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #15-46
2015 NOVEMBER 18**

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kam Dhillon
13038 – 103 Avenue
Surrey, BC V3T 1R5
- 1.2 Subject:** Application for the rezoning of:
Lot 23, Block 3, DL 13, Group 1, NWD Plan 3046
- From:** R3 Residential District
- To:** R3a Residential District
- 1.3 Address:** 8526 Eleventh Avenue
- 1.4 Location:** The subject site is located on the south side of Eleventh Avenue, between Cumberland Street and Coquitlam Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 25.98 m (85.23 ft.), a depth of 32.86 m (107.81 ft.) and a total area of 853.58 m² (9,187.9 sq. ft.).
- 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 R3 Residential District zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in a single family residential neighbourhood in the R3 Residential District. With the exception of an older one-storey residence across the street, adjacent residences are generally larger two-storey homes, some of which have basements or cellars. No other R3a lots are located nearby. Cumberland Park is located across Eleventh Avenue to the northwest.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located in a R3 Residential District Neighbourhood. The Official Community Plan (OCP) designates the subject site and surrounding area for Single Family Suburban use.
- 3.2 A previous application to rezone the property to the R3a District was submitted on 2004 August 31 (REZ#04-52). On 2004 September 27, Council authorized the Planning and Building Department to work with the applicant on a suitable plan of development. The application was subsequently cancelled.
- 3.3 On 2015 May 27, a Building Permit (BLD#15-533) and related tree permit for the demolition of the existing single-family dwelling and all buildings on site were issued. On 2015 August 12, a Building Permit (BLD#15-473) for a new single-family dwelling with a secondary suite and an attached garage with a total gross floor area of 369 m² (3,973 sq. ft.), in line with the prevailing R3 District, was issued. Construction on the dwelling has commenced. Vehicular access to the site is from Eleventh Avenue.

4.0 GENERAL INFORMATION

- 4.1 The applicant proposes to rezone the subject property to the R3a District to allow for the addition of a maximum of 18.58 m² (200 sq. ft.) to the dwelling and the construction of a 55.74 m² (600 sq. ft.) accessory building at the back of the property. The total proposed gross floor area is 425.85 m² (4,573 sq. ft.). The proposed additional floor area for the dwelling is within the existing building volume, in what was originally shown as an over height area. This space will accommodate an additional bedroom. No exterior changes are proposed other than the addition of the accessory building. Plans have not yet been submitted showing the proposed interior addition or the proposed accessory building.
- 4.2 Under the prevailing R3 District, each lot shall have an area of not less than 557.4 m² (6,000 sq. ft.) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m² (9,041 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has a lot area of approximately 853.58 m² (9,187.9 sq. ft.) and a width of 25.98 m (85.23 ft.), and therefore meets the minimum lot area and width requirements of the R3a District.
- 4.3 With regards to development density, the R3 District permits a maximum gross floor area on the subject site of the lesser of 0.60 Floor Area Ratio (FAR) or 370 m² (3,982.8 sq. ft.). The proposed R3a District provides for a maximum of 0.60 FAR on lots, such as the subject site, that have a minimum width of 22.5 m (73.8 ft.). If applied to the subject lot, the 0.60 FAR would permit a maximum gross floor area of 512.15 m² (5,512.72 sq. ft.).

- 4.4 The applicant has been advised of the Council-adopted R3a 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. It is noted that adjacent residences are generally larger two-storey homes. 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.
- 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, cash-in-lieu for the provision 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.

5.0 RECOMMENDATION

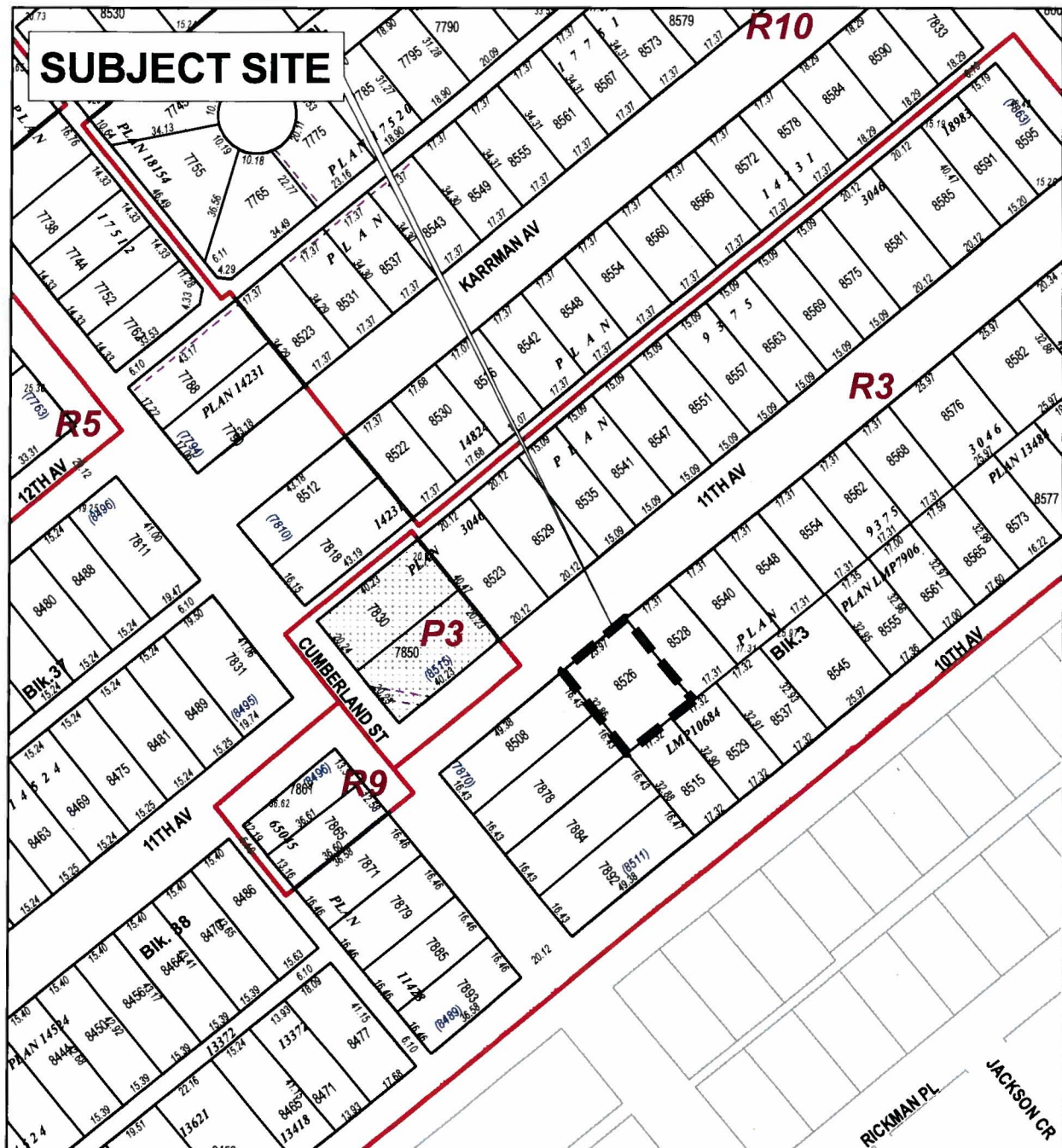
THAT the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

LS:spf

Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 02 2015

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #15-46

8526 11TH AVENUE



Subject Site

Sketch #1

LETTER OF INTENT

City of Burnaby

Oct 28, 2015

Planning Department

4949 Canada Way, Burnaby

I, kam Dhillon being owner's agent of the property located at 8526 11th Ave in Burnaby, do hereby make application to rezone the property from R3 to R3A. By rezoning, I wish to add maximum of 200 square feet to the existing home and an accessory building of 600 square feet at the back of the property.

Kam Dhillon



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13038-103 Ave Surrey, BC, V3T1R5