

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-03
2016 MARCH 30

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ron Basra
4806 Main Street
Vancouver, BC V5V 3R8
- 1.2 Subject:** Application for the rezoning of:
Lot 351, DL 132, Group 1, NWD Plan 53646
- From:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)
- To:** R4 Residential District
- 1.3 Address:** 1431 Sperling Avenue
- 1.4 Location:** The subject site is located on the west side of Sperling Avenue between Kitchener Street and Winch Street (Sketch #1 *attached*).
- 1.5 Size:** The site is generally rectangular in shape with an area of 2,023.49 m² (21,780.67 ft²), a width of 47.24 m (154.97 ft.) and an average depth of 42.83 m (140.52 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 the subdivision of the site into two two-family residential lots.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site (see *attached* Sketch #1) is one of two commercial/institutional properties in a predominantly single and two family R4 Residential District neighbourhood. The site is currently occupied by a two-storey commercial/institutional building. The main floor of the building houses a convenience retail store and a Montessori preschool facility, while the second floor, which is vacant, has been used in the past as a dwelling unit for a family member of the property owner/convenience store proprietor. The property to the immediate north is occupied by offices and is zoned Comprehensive Development (CD) District based on the C1 Community Commercial and P1 Institutional Districts. Surrounding properties to the west, to the east across Sperling Avenue, and to the south across a mid-block pedestrian path contain single and two

family residences. Vehicular access to the subject site is available from Sperling Avenue and the rear lane.

3.0 BACKGROUND INFORMATION

- 3.1 The subject property is not located within a Community Plan Area. The subject property and surrounding area is designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family urban area. The site has been used for commercial purposes since the 1960s.


4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to permit the subdivision of the subject site into two two-family residential lots in accordance with the R4 District guidelines. No road dedications are necessary.
- 4.2 The proposed rezoning is generally supportable as the subject site is designated for Single and Two Family urban development, potential R4 District lots would meet the technical requirements of the R4 District, the resultant form of development would be consistent with the density permitted on neighbouring R4 lots, and the proposed lots are appropriately oriented to Sperling Avenue.
- 4.3 Vehicular access to the two lots would be from the rear lane. Driveway access is not permitted from Sperling Avenue.
- 4.4 The Director of Engineering will be requested to provide an estimate for all services necessary to serve the site. Servicing requirements may include, but are not necessarily limited to the following:
- lane dedication with a hammerhead turnaround;
 - removal of the concrete barrier on the east-west section of the rear lane;
 - removal of the existing driveway;
 - new 1.5 m separated sidewalk along the entire frontage;
 - new curb and gutter along the entire frontage;
 - removal of the existing lease light and replacement with a City lamp standard; and,
 - installation of a new curb ramp aligned with the sidewalk on the north side of Grant Place.
- 4.5 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be required; removal of the existing statutory right-of-way will be explored as part of the required subdivision application.

- 4.6 The submission of a Site Profile is required due to the current commercial use of the property, and any arising requirements must be resolved.
- 4.7 There are no trees on the subject site; therefore a tree survey will not be required.
- 4.8 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage, and School Site Acquisition will be required.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

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.

 LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

February 18, 2016

Lisa Scott – Community Planner
Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attn: Planning Department

Re: Rezoning Application - 1431 Sperling Avenue
Parcel Identifier: 002-710-501
Legal Description: LOT 351 DISTRICT LOT 132 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 53646

I would like to submit a formal rezoning application to the City of Burnaby for the property located at 1431 Sperling Avenue.

The submission seeks to rezone the site from existing CD zoning to R4 zoning. Majority of the neighbouring properties are R4 zoning. Our intent is to subdivide the lot into two parcels and build side by side duplexes with detached garages on each parcel. We are also open to 4 Single Family Lots each with a width 36' if the SRW Plan can somehow be rerouted.

Currently, it is being used as grocery corner store & a daycare. Existing building will be demolished to create two family dwellings that fit the existing neighbourhood profile. To my best of knowledge, the adjacent property 1523 Sperling Avenue also sold recently, and the new owners will be developing it to build brand new duplexes. Please let me know when we could meet to discuss the project further.

Sincerely,

Ron Basra



ron@ronbasra.com
604-230-9899

Enclosure

cc: Lina Johansson
Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2