

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-09
2016 MARCH 30

ITEM #11

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Bob Cheema
#1 – 5730 Carnarvon Street
Vancouver, BC V6N 4E7
- 1.2 **Subject:** Application for the rezoning of:
Lot 28, DL 95, Group 1, NWD Plan 1915
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)
- 1.3 **Address:** 7419 Britton Street
- 1.4 **Location:** The subject site is located on the west side of Britton Street between 17th Avenue and 18th Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 23.62 m (78 ft.), a depth of 36.03 m (118 ft.), and a total area of 851.04 m² (9,161 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 construction of a four unit infill townhouse development with at grade parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the west side of Britton Street between 17th Avenue and 18th Avenue. The site is improved with a single-family dwelling that was constructed in 1920 and is in poor condition. Immediately to the west is a single-family dwelling and beyond is a townhouse development that is currently under construction. To the immediate north are single-family dwellings, while to the east across Britton Street are single-family dwellings and a small commercial building. To the south across a lane is a townhouse development.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site, located within the Sub-Area 2 of the Council-Adopted Edmonds Town Centre Plan, is intended to form a larger site consolidation that includes 7280, 7288, and 7296 18th Avenue for Comprehensive Development based on RM2 Multiple Family District guidelines (see *attached* Sketch #1 and Sketch #2). The applicant has presented written offers to purchase the other properties in the consolidation, however, the property owners have not indicated an interest in selling at this time. Prior to advancing the subject application to a Public Hearing, the Legal and Lands Department will be requested to confirm that the written offers were made at fair market value.
- 3.2 It is noted that the subject property on its own does not meet the minimum width and area requirements for RM2 development. However, the remaining properties in the desired assembly meet the minimum width and area requirements for RM2 development, and would be viable as a future consolidated development site. Further, as an alternative to potential future single-family development on the subject site, this Department would support a smaller infill townhouse development. As such, the subject rezoning application is considered supportable. Notwithstanding, the applicant is encouraged to continue to negotiate for the inclusion of the additional properties in the development site. It is recommended that a copy of this report be sent to the owners at 7280, 7288, and 7296 18th Avenue for information purposes.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines) in order to permit the construction of a four unit infill townhouse development with at grade parking, to a maximum Floor Area Ratio of 0.7. Vehicular access to the site will be from the abutting lane, accessed off Britton Street.
- 4.2 The Director Engineering will be requested to provide an estimate for all site servicing, which may include, but is not necessarily limited to, any necessary improvements to the Britton Street and abutting lane frontages.
- 4.3 Due to the site's proximity to Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.5 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.

- 4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 4.7 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 \$1,515 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

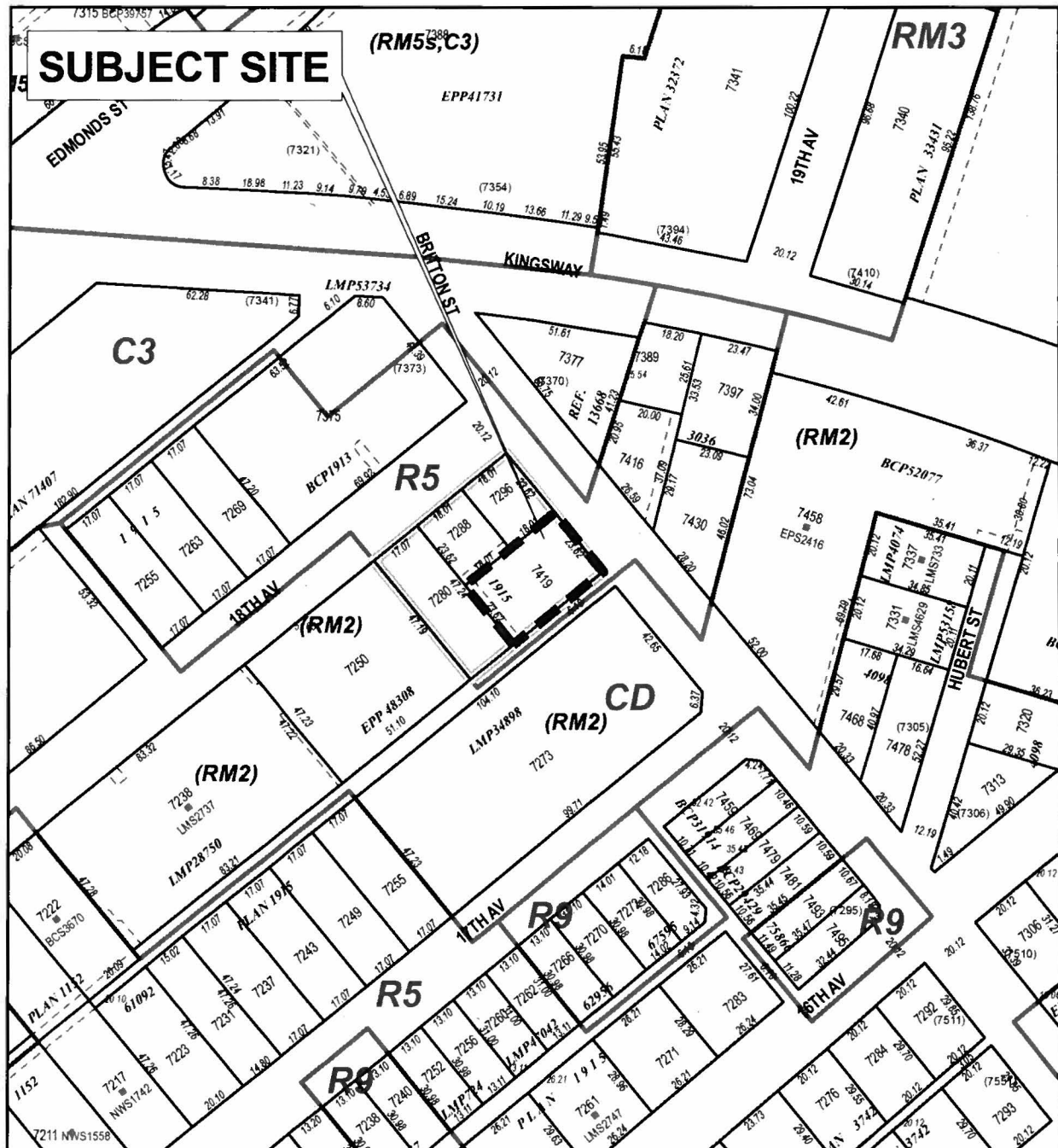
5.0 RECOMMENDATIONS

1. **THAT** a copy of this report be sent to the property owners at 7280, 7288, and 7296 18th Avenue, for information purposes.
2. **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.

LR

SMN:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 16 2016

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #16-09
7419 BRITTON STREET

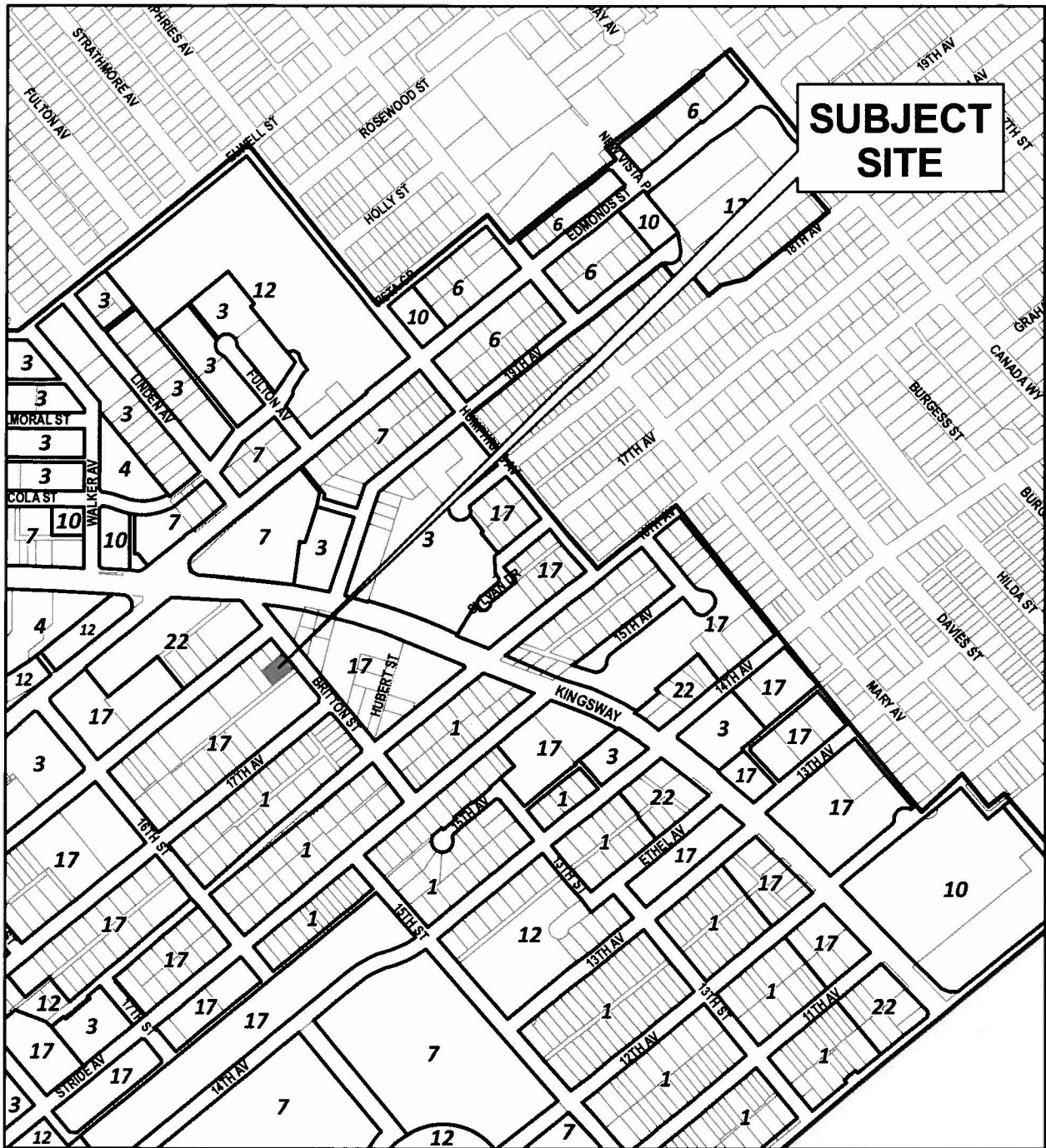


Subject Site



Desired Consolidation

Sketch #1



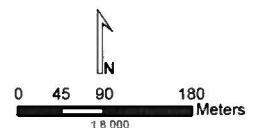
- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

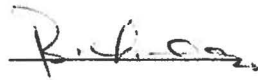


To City Of Burnaby,

This letter is regarding 7419 Britton St. We would like to rezone from R 5 Duplex to rezone to CD Zone to allow 4 Plex. We also have spoken to Jason Properties and sent them an offer. They are not interested to sell it for the market price and we will give you the proof with this letter. The offer we sent came to them through canada post.

Bob Cheema
604-649-3500

Signature

A handwritten signature in black ink, appearing to read "Bob Cheema", written over a horizontal line.