

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-19
2016 MAY 25

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Sean Ungemach
4005 Triumph Street
Burnaby, BC V5C 1Z1
- 1.2 Subject:** Application for the rezoning of:
Lot 19, Block 40, DL 186, Group 1, NWD Plan 3755
- From:** R3 Residential District
- To:** R3a Residential District
- 1.3 Address:** 4095 Edinburgh Street
- 1.4 Location:** The subject site is located on the north side of Edinburgh Street, between Macdonald Avenue North and Gilmore Avenue North (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 28.3 m (92.85 ft.), a depth of approximately 37.12 m (121.78 ft.), and a total area of approximately 1,050.74 m² (11,310.07 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 the construction of 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 on the north side of Edinburgh Street in an R3 Residential District area and is designated within the Official Community Plan (OCP) as Single Family Suburban. With the exception of the newer two-storey single-family dwelling located directly west, the R3 District-zoned properties on the north side of Edinburgh Street to Macdonald Avenue North are generally occupied by older single-family dwellings. It is noted that due to the topography

sloping to the north, the one-storey dwellings in the area have a two-storey appearance at the rear of the properties, and the two-storey dwellings have a three-storey appearance at the rear.

The R3 District-zoned properties to the south across Edinburgh Street are of mixed age, with the majority being two-storeys in height and built since 1980. The four R5 District-zoned properties to the southeast are generally two stories in height and were built between 1947 and 1991.

The City-owned properties directly to the east across Gilmore Avenue North are zoned P3 Park and Public Use District and are designated for park and public use in the Chevron Buffer Zone Conservation Area Plan. Further to the east of the subject site is the industrially-zoned Chevron oil storage and distribution facility. Second Narrows Park, also zoned P3 District, is located directly across the lane to the north of the subject site. It is noted that the TransCanada Trail, which runs through both Second Narrows Park and the Chevron Buffer Zone, is located north and northeast of the subject site.

3.0 BACKGROUND INFORMATION

The subject lot contains an older single-family dwelling constructed in 1950. The dwelling has a one-storey appearance on the Edinburgh Street frontage and a two-storey appearance from the rear. Vehicular access to the site is currently from both Edinburgh Street and Gilmore Avenue North.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single-family dwelling on the subject site under the gross floor area allowance provided by the R3a 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 R3 District, each lot with a single-family dwelling 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 (9,041.68 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has an area of 1,050.74 m² (11,310.07 sq. ft.) and a width of 28.3 m (92.85 ft.), subject to legal survey, and as such meets the minimum area and width requirements for rezoning to the R3a District.
- 4.3 With regards to development density, the R3 District permits a maximum gross floor area of the lesser of 0.60 floor area ratio (FAR) or 370 m² (3,982.8 sq. ft.). The proposed R3a District would permit a single-family dwelling on the subject site with a maximum gross floor area ratio of 0.6 FAR or approximately 630.44 m² (6,786.04 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. With Council authorization, staff would 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:

- vehicular access off the rear lane;
- removal of driveway accesses from Edinburgh Street and Gilmore Avenue;
- construction of separated sidewalk on Edinburgh Street;
- construction of pathway from Edinburgh Street to the Trans Canada Trail;
- 3.0 m (9.84 ft.) by 3.0 m (9.84 ft.) corner truncation at northeast corner of property; and
- extension of the rear lane to Edinburgh Street.

4.6 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 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.

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.

LP.

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE

P3

MONTROSE ST

GILMORE AVN

M3

15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24	28.51
4018	4028	4038	4048	4058	4068	4078	4088	37.19
15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24	28.42

15.24	15.24	15.24	15.24	15.24	15.24	15.24	26.40	37.49
4009	4015	4025	4045	4055	4065	4075	4095	28.30
15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24

EDINBURGH ST

R3

P3

15.24 (4006)	15.24	15.24	15.24	15.24	15.24	15.24	14.25 (4090)	14.25
0680	4016	4028	4038	4048	4058	4070	4080	0687
15.24	15.24	15.24	15.24	15.24	15.24	15.24	14.25	14.25

10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
0688	4108	4112	4118	4120	4122	4124	28	4	30	
10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06

LANE ACCESS LN

15.24	15.24	15.24	15.24	15.24	15.24	15.24	14.06	14.06
0612	4023	4033	4043	4053	4063	4075	4081	4091 (0637)
15.24	15.24	15.24	15.24	15.24	15.24	15.24	14.06	14.06

10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
0638	4103	4111	4115	4127	4131	4133	4135	4137		
10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06

YALE ST

R5



PLANNING & BUILDING DEPARTMENT



DATE: MAY 06 2016

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #16-19
4095 EDINBURGH STREET

Subject Site

Letter of Intent

April 26, 2016

Re: 4095 Edinburgh Street, Burnaby – Rezoning Application

Property Area: 11,365 square feet

Current Zoning: R3

Proposed Zoning: R3a

Current Use: Residential Single Family

Proposed Use: to demolish the existing residential structure and build a new single family home

My wife Sandra and I have entered into a purchase and sale agreement with the current property owner, Trish Almeida, of 4095 Edinburgh Street, Burnaby and wish to rezone the property from its current R3 zoning to R3a to permit the construction of our new home.

We have been living in the “heights” neighborhood, in the same home we built 17 years ago, at 4005 Triumph Street. We have raised both our children in that home and enjoy the neighborhood immensely. We have been involved in the Heights community for many years supporting community events such as Giro di Burnaby, the Hats Off Day parade and St. Helen’s School, where our oldest child went and our youngest still attends. My wife works in the Heights as well.

Our intentions are to build a new single family home that will last us for the foreseeable future. We have been hoping for a larger property to come available for sale, for some time, so we could take advantage of slightly larger indoor and outdoor living areas and have a place for our children, and eventually their children, to enjoy spending time at.

We are very fond of the Heights neighborhood and the immediate neighborhood of the subject property and intend to design a home that not only is architecturally appealing but blends in nicely with the neighborhood.

Sincerely,



Sean Ungemach