



Item .....
Meeting ..... 2016 July 20

COUNCIL REPORT

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**TO:** CITY MANAGER 2016 July 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #16-03

**ADDRESS:** 1431 Sperling Avenue (see *attached* Sketch #1)

**LEGAL:** 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

**APPLICANT:** Ron Basra  
4806 Main Street  
Vancouver, BC V5V 3R8

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The completion of requirements necessary for subdivision to create two lots.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- d) The granting of any necessary dedications, statutory rights-of-way, easements and/or covenants deemed requisite.
- e) The submission of a Site Profile and resolution of any arising requirements.
- f) The undergrounding of existing overhead wiring abutting the site.
- g) The deposit of the applicable Parkland Acquisition Charge.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The deposit of the applicable School Site Acquisition Charge.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit development under the R4 Residential District.

### 2.0 BACKGROUND

- 2.1 The subject site, located on the west side of Sperling Avenue between Kitchener Street and Winch Street, is one of two commercial/institutional properties in a predominantly single and two family R4 Residential District neighbourhood (see *attached* Sketch #1). 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.

- 2.2 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.

On 2002 October 07, Council gave Final Adoption to Rezoning Reference #02-19 to rezone the property from C1 Neighbourhood Commercial District to CD Comprehensive Development District (based on the C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District). The purpose of the rezoning was to permit a Montessori preschool for up to 20 children in a ground floor unit adjacent to the existing convenience retail store on the site.

On 2014 September 29, Council received a report of the Planning and Building Department concerning Rezoning Reference #14-30 to rezone the property to permit a group child care facility on the second floor unit of the existing commercial/institutional building. That rezoning application has since been withdrawn.

- 2.3 On 2016 April 04, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development in line with the two-lot subdivision concept illustrated in *attached* Sketch #2.

### 3.0 GENERAL COMMENTS

- 3.1 The proposal is for rezoning of the subject site to allow for residential development under the R4 District. The proposed rezoning is in line with the Single and Two Family Urban designation of the OCP and the subdivision would conform with the provisions of the R4 District, including minimum lot area and width requirements. The rezoning would support the subdivision of the subject site into two lots, both of which could be developed with a two family dwelling. It is noted that the existing statutory right-of-way in the south and southwest portion of the site, for the provision of City infrastructure, is to remain. Vehicular access to both lots would be from the rear lane.

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #16-03  
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3.2 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to:

- upgrading of the sanitary sewer and water main systems;
- assessment of the condition of the storm sewer;
- removal of the concrete barrier on the east-west section of the rear lane;
- removal of the existing driveway;
- construction of new curb and gutter and a 1.5 m separated sidewalk with street trees and boulevard grass along the entire frontage;
- removal of the existing lease light and replacement with a City lamp standard;
- installation of a new curb ramp to align with the sidewalk on the north side of Grant Place and,
- undergrounding of existing overhead wiring.

3.3 A lane dedication of approximately 71.7 m<sup>2</sup> (771.77 sq. ft.) for a hammerhead turnaround is required.

3.4 Applicable Development Cost Charges are:

- a) Parkland Acquisition Charge of \$6,521.00 per lot
- b) GVS & DD Sewerage Charge of \$944.00 per dwelling unit
- c) School Site Acquisition Charge of \$1000.00 per unit

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area (before lane dedication) - 2,023.49 m<sup>2</sup> (21,780.67 sq.ft.)

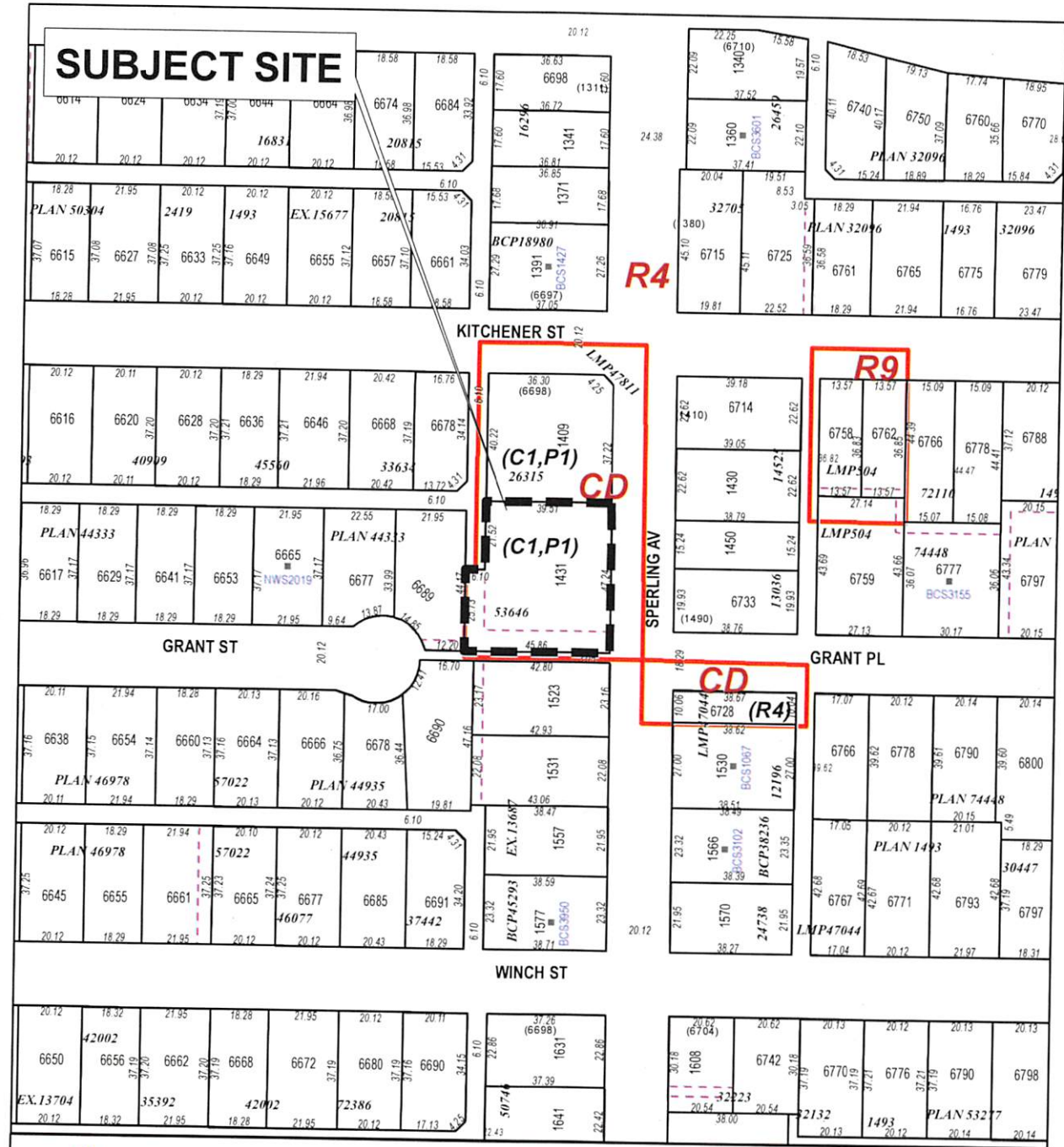
4.2 Lot Yield - 2

4.3 Lot Size  
Proposed Lot 1 - Approximately 819.7 m<sup>2</sup> (8,823.18 sq. ft.)  
Proposed Lot 2 - Approximately 1,137.2 m<sup>2</sup> (12,240.72 sq. ft.)

  
Lou Pelletier, Director  
PLANNING AND BUILDING

LS:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
JUL 11 2016

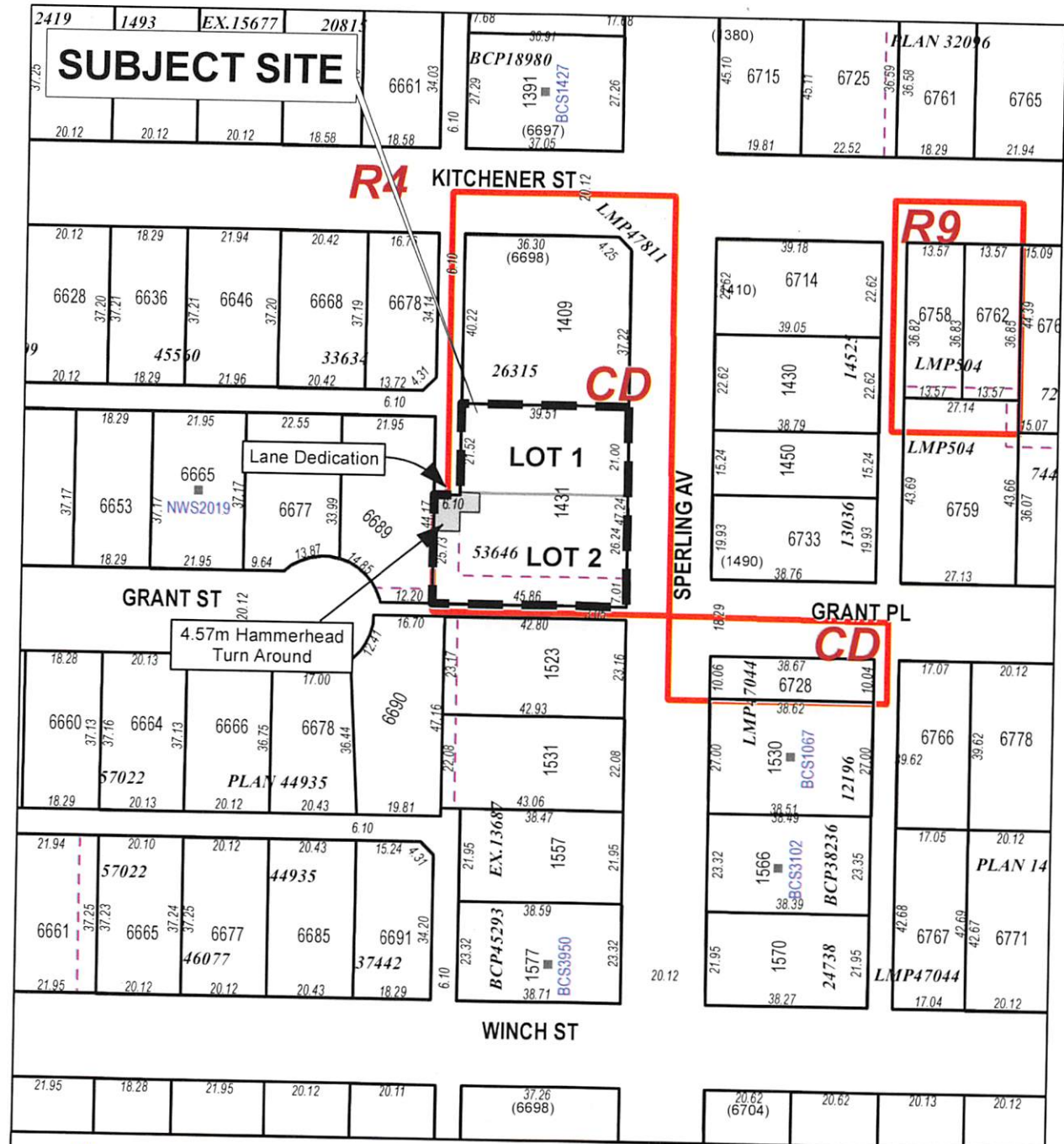
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REZONING REFERENCE #16-03  
1431 SPURLING AVENUE

 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT



DATE:  
JUL 11 2016

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1431 SPURLING AVENUE

Subject Site