

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-28  
2016 JULY 20

### ITEM #06

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Kevin Rakhra  
6789 Waltham Avenue  
Burnaby, BC V5H 3V6
- 1.2 **Subject:** Application for the rezoning of:  
Lot 60, DL 80, Group 1, NWD Plan 24802
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 **Address:** 5254 Spruce Street
- 1.4 **Location:** The subject site is located on the south side of Spruce Street, east of Royal Oak Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 28.65 m (94 ft.), a depth of approximately 45.72 m (150 ft.), and a total area of approximately 1,309.93 m<sup>2</sup> (14,100 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 dwelling with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of Spruce Street in an R2 Residential District area, and is designated within the Official Community Plan as Single Family Suburban (see *attached* Sketch #1). Residences in the area include single-storey homes with basements or cellars, and larger two-storey homes, of varying age.

An existing R2a District development, approved under Rezoning Reference #7/88, is located approximately 290 m (950 ft.) east of the subject property at 5510 Spruce Street.

### **3.0 BACKGROUND INFORMATION**

The subject site is improved with an older one-storey two-family dwelling with cellar/basement, constructed in 1961, and a detached garage. It is noted that two-family dwellings are not permitted in the R2 District, however, due to the age of the dwelling, it is legal non-conforming with respect to the provisions of the Zoning Bylaw. Legal non-conforming buildings and uses are permitted to be maintained under the provincial *Local Government Act*. Vehicular access to the site is currently from both Spruce Street and a rear lane.

### **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 R2a 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 R2 District, each lot with a single-family dwelling shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m<sup>2</sup> (10,764.2 sq. ft.) and a width of not less than 25.5 m (83.7 ft.). The subject property has an area of 1,309.93 m<sup>2</sup> (14,100 sq. ft.), and a width of 28.65 m (94 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to development density, the R2 District permits a maximum gross floor area of the lesser of 0.60 floor area ratio (FAR) or 440 m<sup>2</sup> (4,736.3 sq. ft.). The proposed R2a District would permit a single-family dwelling on the subject site with a maximum 0.6 F.A.R., or approximately 785.96 m<sup>2</sup> (8,460 sq. ft.).
- 4.4 The applicant has been advised of the Council-adopted R2a 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. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may restrict the maximum floor area of the development. With Council authorization, staff would continue 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 prior to presentation of a plan of development 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, any necessary upgrades to the Spruce Street frontage and rear lane.
- 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 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.
- 4.8 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.

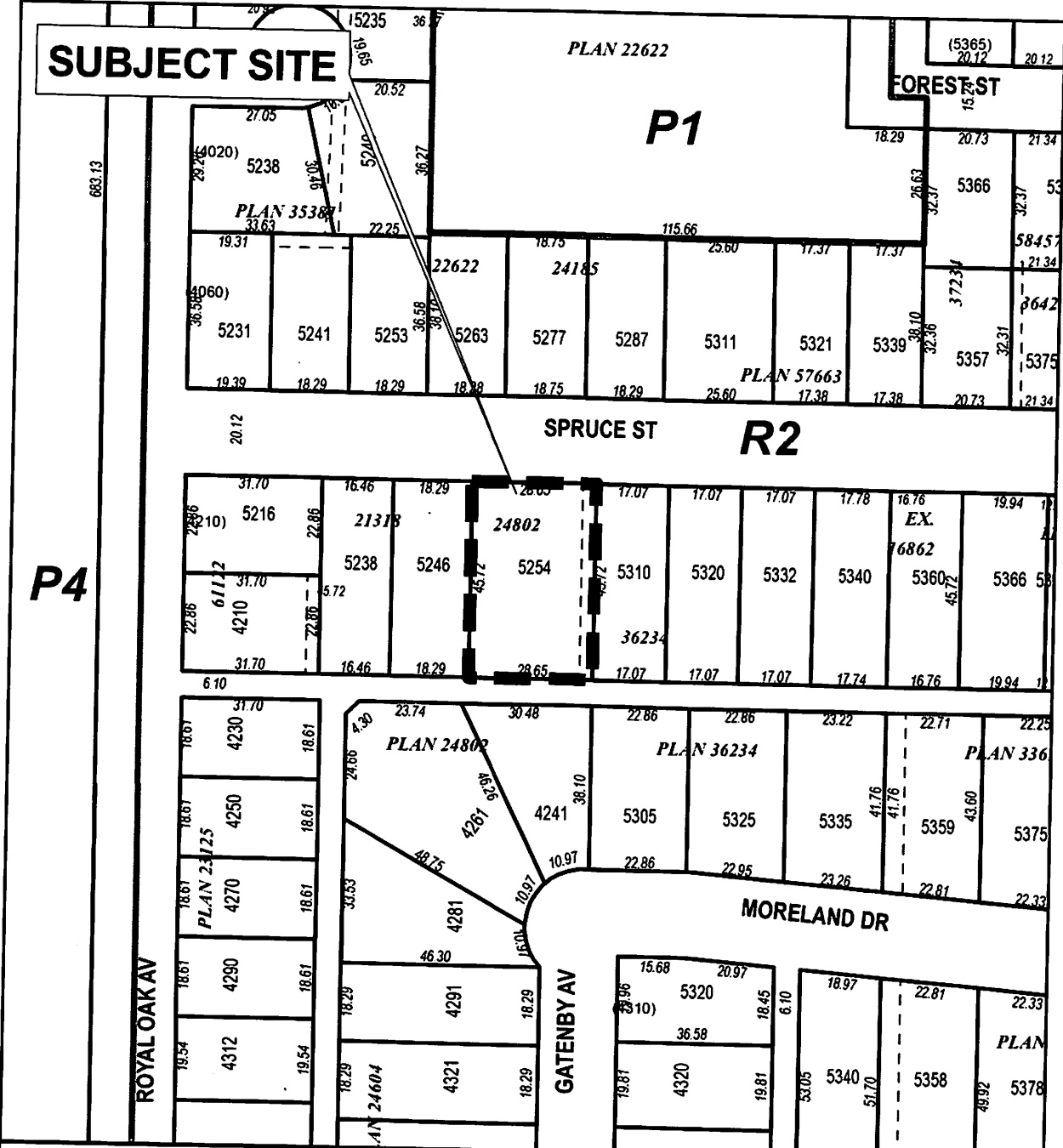
**5.0 RECOMMENDATION**

**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.

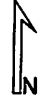
*L.P.* SMN:tn  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
JUN 28 2016

SCALE:  
1:1,500

DRAWN BY:  
AY

REZONING REFERENCE #16-28  
5254 SPRUCE STREET

 Subject Site

To Respective City Planning officials.

I have submitted this letter of intent to inform you that I wish to rezone my property located at 5254 Spruce Street Burnaby from R2 zoning to R2A zoning. The current zoning bylaw states that my property located at the above address qualifies to be rezoned and allow for 0.6 density to build a new home. Presently the home is a non-conforming duplex which is situated on a 94 by 150 lot (14,100 square feet). I wish to have the rezoning processed as soon as possible. Along with my application I have submitted my survey to confirm measurements of square footage are correct. Please feel free to contact me if you have any further questions or concerns.

Regards,



Kevin Rakhra  
Authorized Agent  
5254 Spruce Street, Burnaby.